

COULTERS[©]

137 (2F3) MORRISON STREET

HAYMARKET, EDINBURGH, EH3 8AJ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

137 (2F3) Morrison Street is an lovely, well presented second floor flat, forming part of a traditional tenement building in the popular residential neighbourhood of Haymarket. The property offers well proportioned accommodation and benefits from double glazing. This lovely flat has been a successful rental investment for the current owner for many years, superbly situated within walking distance of both the heart of the city centre and Haymarket Station.

KEY FEATURES



Well presented second floor tenement flat.



Spacious double bedroom.



Situated close to the Union canal.



Resident's permit holder parking.



Located in the popular ares of Haymarket.



Within walking distance of Haymarket Station.



Located on the second floor, the front door opens onto the carpeted hall. There is a lovely sitting room with space for a small table and chairs.

The bright fitted kitchen offers views towards Morrison Street, with wall and base mounted cabinetry and kitchen appliances which comprise; electric hob, oven, extractor hood, washing machine and fridge. There is also a good sized double bedroom and shower room.

Residents permit holder parking is available on the surrounding streets.



THE LOCAL AREA

Haymarket is located in the heart of Edinburgh's West End and is conveniently located close to the major shopping thoroughfares of Princes Street and George Street.

The area is a main hub for transportation links having both a train station and tram stop. This provides easy access to the west of the City including Hermiston Gate and the Airport.

A wide variety of popular shops, restaurants and bars can be found on Haymarket Terrace, Dalry Road and Morrison Street including The Jolly Botanist bar, Pomo Pizzeria and Twelve Triangles bakery. There is also a M&S Food within Haymarket station. Dalry Swim Centre and Fountain Park are both within easy reach.

EXTRAS

All curtains, light fittings, fitted flooring and kitchen appliances are included in the sale price. Some additional items of furniture are available by separate negotiation.

GET IN TOUCH



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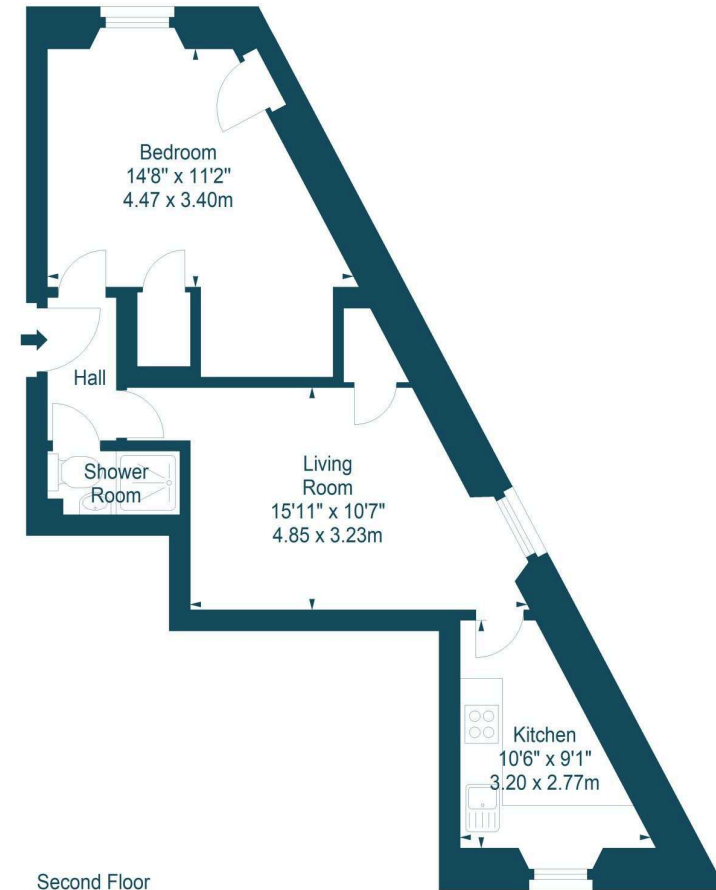


enquiries@coultersproperty.co.uk

Morrison Street,
Edinburgh,
Midlothian, EH3 8AJ



Approx. Gross Internal Area
473 Sq Ft - 43.94 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.