



21/9 Plewlands Terrace  
Morningside, Edinburgh, EH10 5JX





# 21/9

## Plewlands Terrace

Spacious and bright two bedroom top floor flat with incredible panoramic views across Edinburgh's skyline in the extremely popular Morningside area.

- Welcoming entrance hall with storage cupboard
- Impressive bay window living room with feature fireplace and stunning views
- Modern fitted kitchen
- Principal bedroom with en-suite shower room
- Further good sized double bedroom
- Family bathroom
- Well maintained shared gardens
- Gas Central heating and double glazing



Offers Over : £330,000

Home Report: £340,000

EPC Rating: E

Council Tax: D

Tenure: Freehold

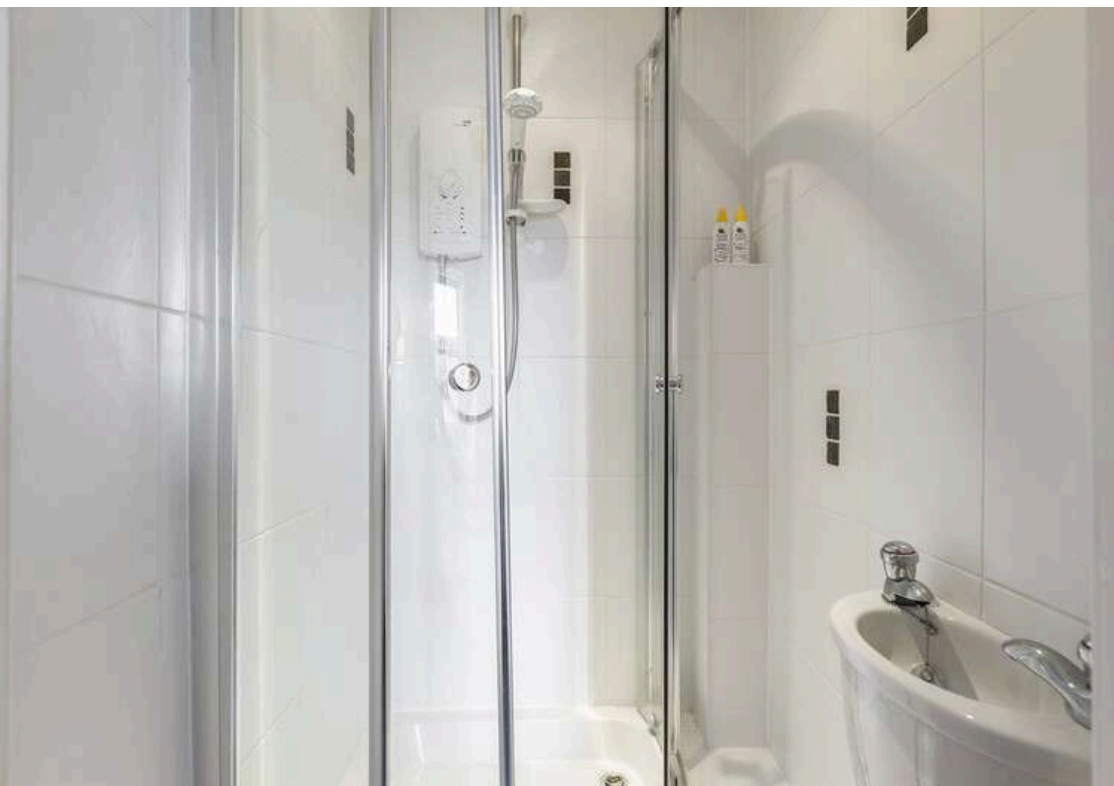
Well presented and spacious top floor flat with impressive panoramic views over Edinburgh's city skyline.

The property comprises secure entry phone system in welcoming entrance hallway, generously proportioned living room with bay window and feature fireplace, modern fitted kitchen with appliances, principal bedroom with en-suite shower room, further good sized double bedroom with feature fireplace and family three piece suite bathroom. The property further benefits from gas central heating and double glazing.

There is a well-kept communal drying green to the rear and ample unrestricted on-street parking can be found within the surrounding area.

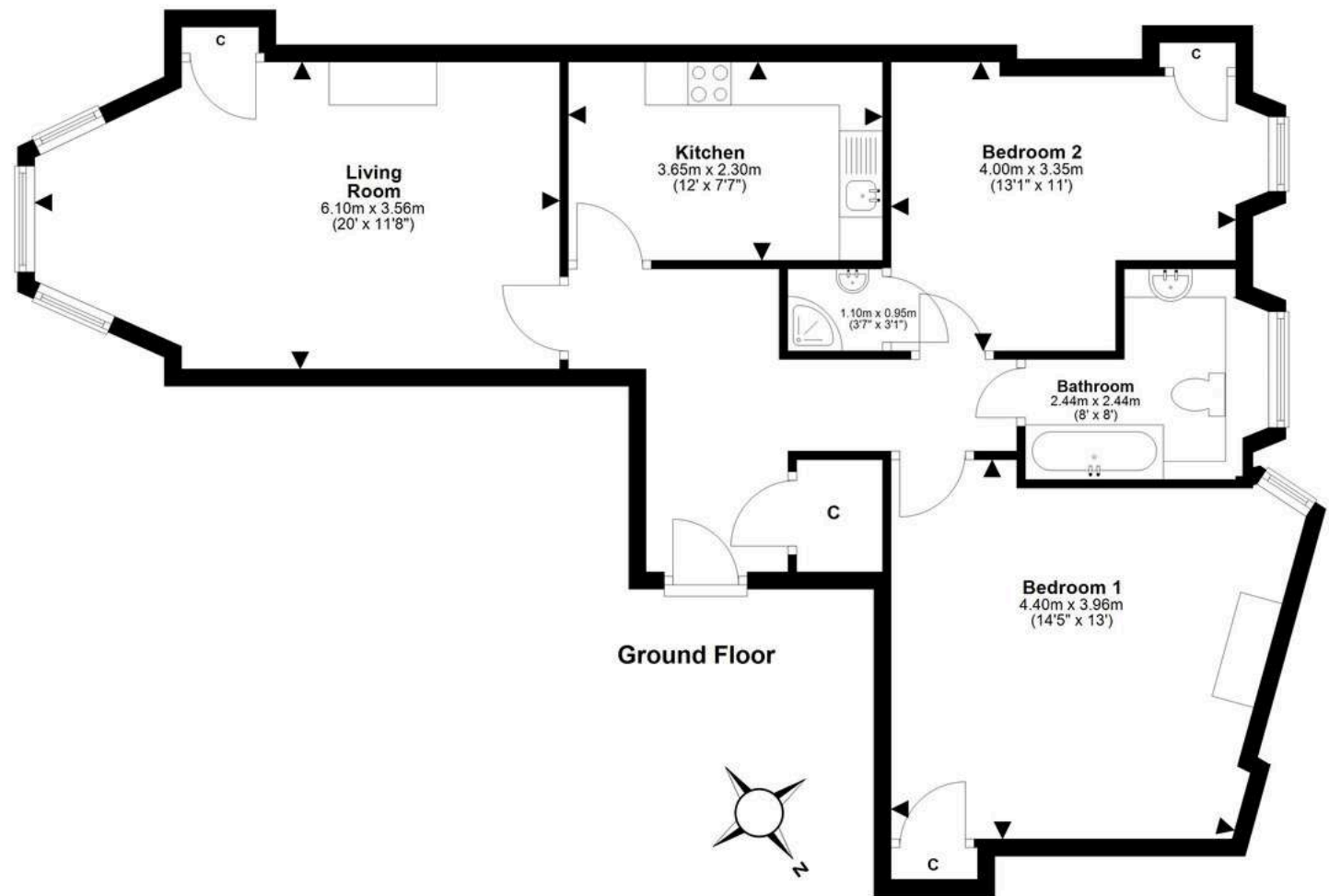
Extras: all floor coverings, carpets, blinds, curtains (except bedroom 2 curtains), light fittings except hallway light shade), hob, oven, extractor hood, washing machine, living room bookcase and the fitted wardrobes in bedroom 1 are included in the sale price. The fridge/freezer is excluded.







Morningside is one of Edinburgh's most sought-after residential districts lying approximately 2 miles to the south of the city centre. It offers an excellent range of amenities with fashionable bars, restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Waitrose Supermarket and Marks & Spencer Food Hall. Morningside is also conveniently situated for Edinburgh University and Napier University. Recreational spaces in the area include the Meadows which has excellent tennis courts, Bruntsfield Links which has a pitch and putt and the open spaces of Blackford Hill and Hermitage of Braid are also close by. Edinburgh city centre can be reached on foot in under 30 minutes and there is a fantastic range of bus services on Morningside Road. Excellent schooling is represented in both the state and private sector.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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