



Solicitors & Estate Agents










Offers Over

**£270,000**

## 25 3F3 Jordan Lane

Morningside | Edinburgh | EH10 4QZ

Fantastic opportunity to purchase this third floor flat in the prestigious Morningside area of Edinburgh, ideally located to take advantage of the excellent local amenities, eateries and bars with excellent local transport links to the City Centre and easy access to the motorway network easy accessible.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Permit
-  Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



## Description

This beautifully renovated flat combines timeless charm with contemporary luxury, making it an exceptional home in one of Edinburgh's most sought-after locations. Boasting stunning views of the Pentland Hills, the property has been upgraded to an exceptional standard while retaining original features like elegant hardwood flooring. Every room enjoys a bright and airy southerly open aspect, creating a welcoming atmosphere filled with natural light. At its heart, the open-plan living area offers generous space for relaxation, entertaining, and dining, perfectly complemented by a sleek modern kitchen with high-quality integrated appliances, including a fridge freezer and dishwasher, built in oven, hob, and hood. The principal bedroom is a spacious double, styled in neutral tones to create a calming retreat, while the second double bedroom offers versatility as a guest room, home office, or additional living space. The property is further enhanced by a fully tiled modern shower room, featuring a luxurious rainfall shower for a spa-like experience. Thoughtful updates combined with its original charm make this flat a warm and inviting home, ready to move into and enjoy.



The tenement is self managed by residents with an annual fee payable in the region of £180.

## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and washing machine.

## Gardens & Parking

The property is complemented by well-maintained, mature communal gardens, offering a peaceful and green retreat for residents to enjoy. The space provides an ideal setting for relaxation, outdoor leisure, or socializing with neighbours, adding to the overall appeal of the home. For convenience, on-street residential parking is available through a permit system, ensuring that residents have access to nearby parking facilities.

## Viewing

Please contact Neilsons on 0131 625 2222.





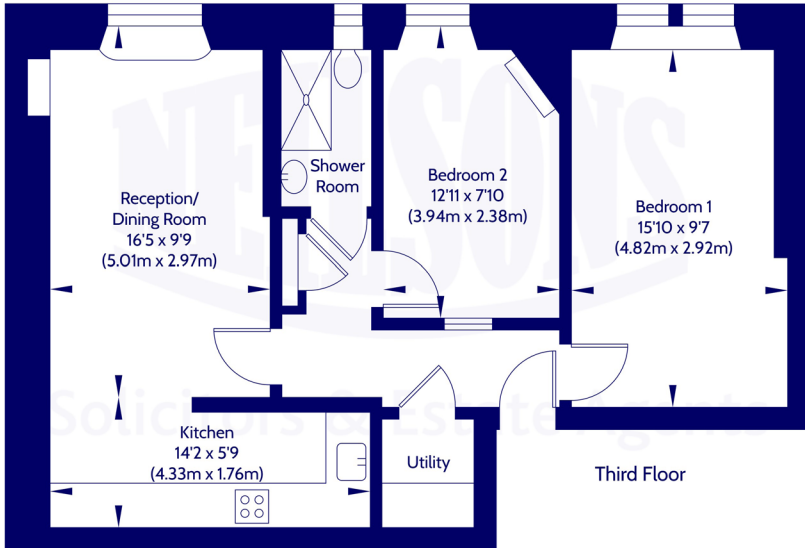
## Location

Morningside is an extremely desirable residential location situated just South of Edinburgh City Centre. The property is in a quiet residential location, with no through traffic. It is within easy walking distance to first rate local artisan bistros, restaurants, bars, cafes, and specialist shops, together with a Waitrose supermarket, Sainsbury's Local and M&S Food store. There are quick and frequent transport links on your doorstep including the city bypass moments away. There is vast sprawling open green spaces conveniently close for pleasant strolls with a cinema, theatre and Hillend dry ski slope within easy reach.





Approx. Gross Internal Floor Area 58.19 Sq M / 626 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

