

9 HERMITAGE GARDENS

Morningside, Edinburgh, EH10 6DL



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**9 HERMITAGE
GARDENS**

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WELCOME TO 9 HERMITAGE GARDENS

A traditional semi-detached house on a sought-after street in Morningside



This five/six-bedroom, two-bathroom traditional semi-detached house represents an ideal family home in desirable Morningside, within its historic conservation area. The versatile accommodation is arranged over three floors and the house is presented with mostly neutral décor, enhanced by a wealth of period features. The house benefits from easy access to Morningside's eclectic amenities, such as a range of shops, including well-known retailers and independent stores, schools at primary and secondary levels (the catchment primary schools are within walking distance), transport links connecting across the city, and scenic open spaces, including the Hermitage of Braid and Blackford Hill Local Nature Reserve.

GENERAL FEATURES

Traditional semi-detached house in Morningside
 Within the Morningside conservation area
 Filled with characterful period details
 Spacious, flexible accommodation over three floors
 EPC Rating - F | Council Tax band - H

ACCOMMODATION FEATURES

Entrance vestibule and hall with storage
 Bay-fronted, west-facing living room
 Impressive drawing room, also with a bay window
 Contemporary dining kitchen with Aga stove
 Versatile, dual-aspect garden room
 Formal dining room/bedroom
 Four further double bedrooms
 Study/music room/sixth bedroom
 Good-sized dressing room/storage room
 One ground-floor shower room
 First-floor family bathroom

EXTERIOR FEATURES

Private front and rear gardens
 Driveway for multiple cars

PROPERTY NAME
9 HERMITAGE GARDENS

LOCATION
Morningside, Edinburgh, EH10 6DL

APPROXIMATE TOTAL AREA:
298.2 sq. metres (3209.9 sq. feet)

- GROUND-FLOOR
- FIRST-FLOOR
- SECOND-FLOOR
- EXTERNALS

The floorplan is for illustrative purposes.
All sizes are approximate.





ENTRANCE

A welcoming introduction

A practical entrance vestibule welcomes you into the home and flows through to an airy, high-ceilinged hall, giving a glimpse of the interiors to follow. The hall is neutrally decorated, fitted with practical tiled flooring, and accompanied by excellent built-in storage and a boot room.



RECEPTION ROOMS

THE DRAWING ROOM

The drawing room upstairs echoes the living room in terms of proportions, as well as featuring an identical bay window with a panelled surround, exquisite cornicing, a coffered ceiling, and a fireplace around which furniture can be arranged. Both the drawing room and living room are presented with neutral décor and warm wood flooring, allowing the stunning period features to take centre stage.





LIVING ROOM

An impressive room with a bay window

The living room is set to the front of the property and occupies an exceptionally generous footprint, allowing for endless configurations of lounge furniture to suit the new owner's needs. The room is fronted by a large, west-facing bay window with a traditional panelled surround, whilst further period charm is added by a striking fireplace, beautifully detailed cornicing and ceiling plasterwork.



THE GARDEN ROOM

A garden room leading off the kitchen offers a relaxed space in which to enjoy the garden all year round, with wide patio doors capturing morning sunshine and opening outside – perfect for alfresco dining and entertaining during the warmer months!





Completing the reception rooms is a formal dining room, offering a perfect space for sit-down family meals and gatherings with guests, with lovely leafy views of the front garden. The room is decorated in an attractive pastel-green hue, enhanced by a picture rail, cornicing, and a decorative fireplace surround. It also has a large built-in storage cupboard and could be used as a bedroom, if desired.

THE DINING KITCHEN

A well-appointed cooking zone and large dining area

The kitchen adds a contemporary element to the home, with pared-back, yet stylish wall and base cabinets, spacious worktops, splashback panels, and a selection of integrated appliances. In the large adjoining dining area, ample space is provided for a dining table and chairs, perfect for those who love to entertain and host dinner parties. Also found in the dining area is a beautiful dark-blue Aga.



“...a vaulted staircase illuminated by a fabulous cupola skylight”



GENEROUS, TRANQUIL BEDROOMS



...to ensure a good night's rest

The remaining bedrooms are found on the first and second floors, approached via a vaulted staircase illuminated by a fabulous cupola skylight. The bedrooms are all well-proportioned doubles, particularly the principal, which also benefits from a wet room area with a shower, a basin set into vanity storage, and a tall chrome towel radiator. The other sleeping areas all have large built-in/fitted wardrobes, maximising floorspace for freestanding furniture, and one could easily be utilised as a study/music room. Finally, a good-sized dressing/storage room supplements the bedrooms, also featuring excellent built-in storage.

“The bedrooms are all well-proportioned doubles, particularly the principal..”



THREE BATHROOMS



Two attractive washrooms and a bedroom en-suite

As well as the wet room area in the principal bedroom, the home has a shower room on the ground floor and a bathroom on the first floor. The shower room comprises a large shower enclosure, a WC-suite set into storage, and a chrome towel radiator, whilst the bathroom features a bath with an overhead shower and a folding glazed screen, a WC-suite, and useful storage. Both washrooms are tastefully tiled and neutrally decorated.

GARDENS & PARKING





Beautiful mature south-facing garden, plus excellent off-street parking

Externally, the property is accompanied by front and rear gardens. The former is paved and gravelled for easy upkeep, whilst the latter boasts an enviable south-facing aspect and is well-established, featuring a patio for outdoor seating and barbecues, a wealth of mature trees, hedges, and shrubbery, creating a sunny haven in which to relax. Off-street parking is provided for multiple cars on a private side driveway.

Extras: Integrated kitchen appliances comprising a gas hob, a fridge/freezer, and a dishwasher will be included in the sale, alongside the Aga stove. Please note, no warranties or guarantees shall be provided for the appliances.




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MORNINGSIDE

Cherished for its unique “small-town” feel

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live performances all year round.

Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it’s just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital’s finest private schools including the Edinburgh Rudolf Steiner School and George Watson’s College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.





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