

Jardine Phillips  
Solicitors • Estate Agents

MORNINGSIDE

86 MORNINGSIDE DRIVE  
EH10 5NT



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EPC RATING: D

OFFERS OVER £1,050,000







## TRULY IMPRESSIVE, WELL MAINTAINED FOUR BED SEMI DETACHED PERIOD VILLA IN EXTREMELY POPULAR MORNINGSIDE LOCATION

In the catchment for South Morningside & Boroughmuir and walking distance to George Watsons, this superb, spacious house has an array of period features and would make a wonderful family home. It is ready to move into with oodles of entertaining space, four good sized double bedrooms, three bathrooms, a stunning garden, a garage & off street parking for numerous cars, a study and the added bonus of a lower ground floor family room which could easily be used as a granny annexe/studio flat. There is also potential to extend subject to the usual consents. An easy walk or short bus ride to all the amazing amenities of Morningside, with beautiful wide open spaces & golf courses on your doorstep, ideal for leisure pursuits. Perfect for those wanting a quiet residential area but with easy access into the city centre.

### AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is well-renowned and the property is in the catchment for South Morningside & St Peters Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a short walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are a good range of gyms/leisure facilities and golf courses in the vicinity. The flat is also well placed for lots of walks and open spaces including Morningside Park, Craighouse, Craighlockhart Hill, Braidburn Valley Park, Hermitage of Braid, Braid Hills and Blackford Hill & Pond. There is easy access both into town, via the local bus services, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, five burner gas hob, integrated double oven, integrated dishwasher, freestanding fridge freezer, Miele washing machine and Miele tumble dryer are included in the sale. Some items of furniture may be available by separate negotiation.

### HOME REPORT VALUATION

£1,100,000

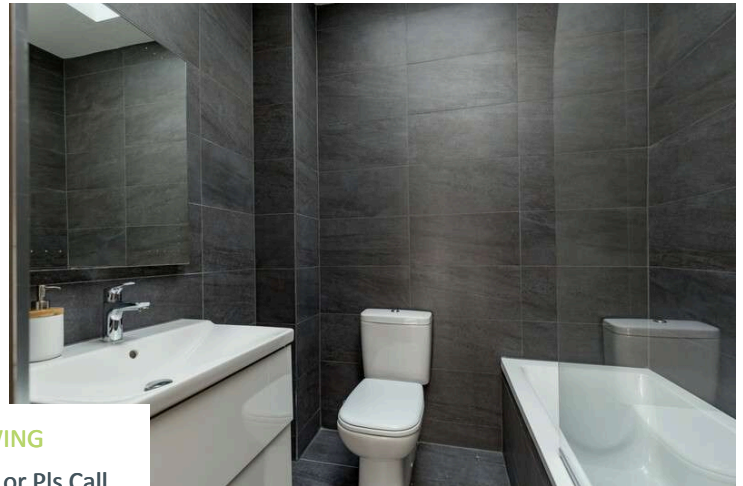






## PROPERTY DESCRIPTION

- Tiled vestibule with storage & understairs cupboard, built in burglar alarm leading to main hallway with handsome solid wood staircase with bright open landing, letting in lots of light
- Grand bay windowed formal living/dining room with fireplace with gas coal effect fire, Edinburgh press & wall mounted TV
- Spacious open plan dual aspect kitchen/dining room with dove grey fitted units, granite worktops, pan drawers, porcelain sink integrated appliances, a feature fireplace with wood burning stove, sunroom area used for dining
- Maids room used as a study with a new window to the side
- Downstairs utility room with a handy pulley, appliances, sink and direct access to the garden
- Large downstairs dual aspect family room/studio with underfloor heating and direct access to the garden, the utility room and its own shower room with shower cubicle, vanity sink unit & wc
- Ground floor fully tiled wet shower room with walk in rainfall shower, vanity sink unit, wc & light up mirror
- Bay windowed master bedroom to front with fitted wardrobes, Edinburgh press and wall mounted TV
- Three further double bedrooms, one with an original fireplace
- Fully tiled family bathroom with skylight and double ended bath with rainfall shower over, vanity sink unit, wc & light up mirror
- Boarded & shelved cellar storage housing the Worcester gas boiler (fitted 2016) & hot water tank servicing the gas central heating system
- A mixture of wooden framed & upvc sash & case windows
- A wealth of period features inc fireplaces, Edinburgh presses, cornicing, ceiling roses, stripped wooden doors & window surrounds
- Large established rear garden with decked & patio areas for relaxing & entertaining and a large lawn surrounded by trees & shrubs making it very private, together with a wood store, shed and side access, together with mature front garden with trees & shrubs
- Driveway with parking for numerous cars leading to detached single garage

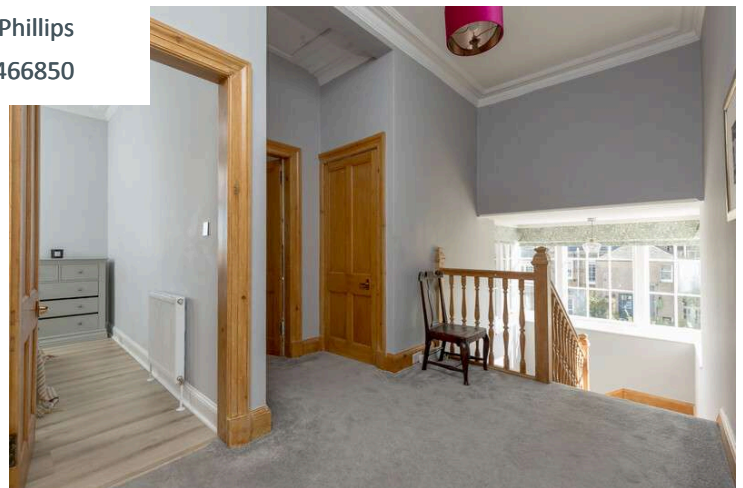
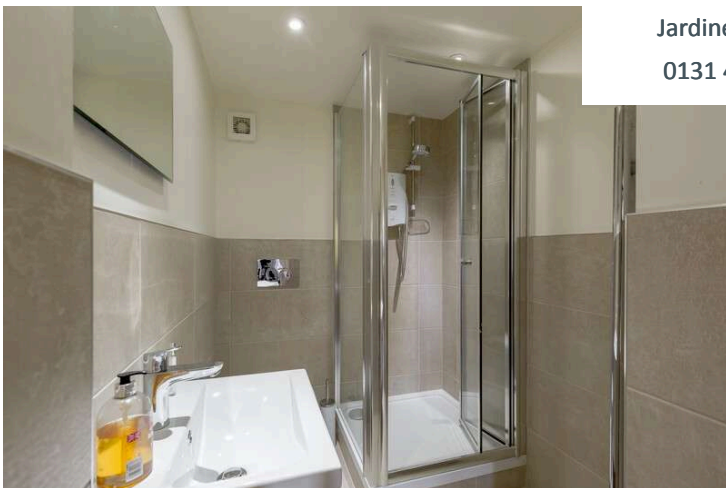


## VIEWING

Sun 2-4pm or Pls Call

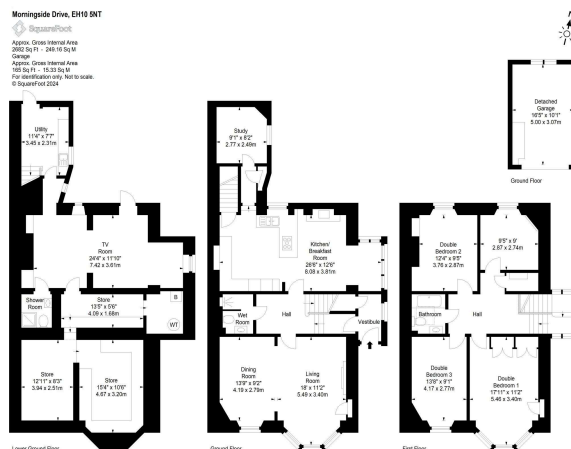
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Living room  
Dining room  
Kitchen/breakfast room  
Study  
Family room/studio  
Utility room  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bedroom 4

Garage  
18' x 11'2 (5.49 x 3.40m)  
13'9 x 9'2 (4.19 x 2.79m)  
26'6 x 12'6 (8.08 x 3.81m)  
9'1 x 8'2 (2.77 x 2.49m)  
24'4 x 11'10 (7.42 x 3.61m)  
11'4 x 7'7 (3.45 x 2.31m)  
17'11 x 11'2 (5.46 x 3.40m)  
12'4 x 9'5 (3.76 x 2.87m)  
13'8 x 9'1 (4.17 x 2.77m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.