



GILSON GRAY

LAW • PROPERTY • FINANCE

14C, THE LODGE

Church Hill, Edinburgh, EH10 4BQ



Peacefully located in the desirable Church Hill area of Morningside. This is a well presented one bedroom detached house with neutral interiors and retained original features. On the ground floor this period home features a south facing living room with a fireplace and a walk-in storage/utility cupboard, a stylish kitchen and a small washroom/WC. Stairs lead up to a sunny dual aspect double bedroom. Completing the accommodation is a bright, modern bathroom with a shower over bath and a very useful utility cupboard. Externally, the property benefits from a beautifully kept shared rear garden, private parking on the shared gravel driveway at the front of the property and easy access to fantastic amenities, transport links, shops and green space. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Traditional B-listed one bedroom detached home
- Situated quietly in the sought after Church Hill area
- Modern interiors with retained period elements
- Entrance hall with WC
- Sun-filled living room with utility cupboard
- Stylish fitted kitchen
- Sunny south-facing dual aspect bedroom
- Bathroom with shower overhead and utility cupboard
- Shared rear garden
- Private parking on shared driveway
- Gas central heating and traditional windows
- Factoring Information: There is an annual charge payable to the residents committee of around £150 per year for the upkeep of communal areas.







“THIS TRULY UNIQUE HISTORIC ONE BEDROOM DETACHED HOUSE COMES WITH A BEAUTIFULLY MAINTAINED SHARED GARDEN AND PRIVATE PARKING.”





EPC RATING:



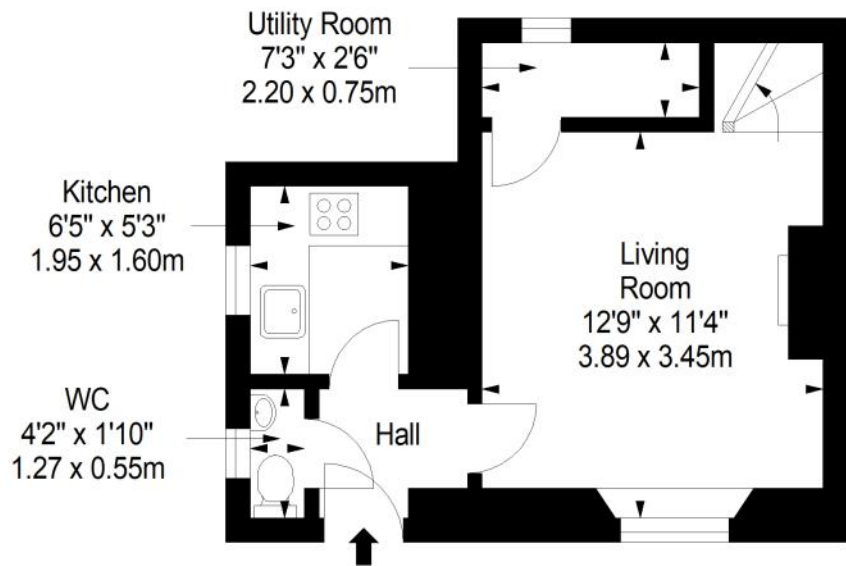
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

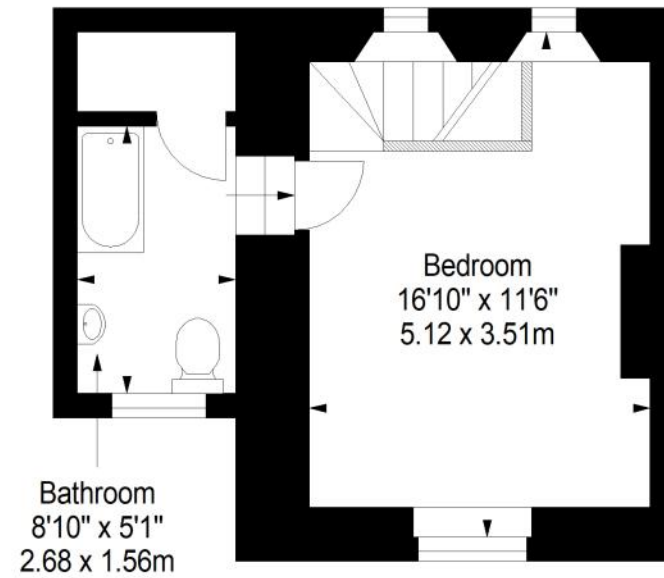
Ground Floor

Approx. 24.2 sq. metres (260.5 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.3 sq. feet)



Total area: approx. 49.5 sq. metres (532.8 sq. feet)



GILSONGRAY.CO.UK

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