



3/1 Belhaven Terrace, Morningside, Edinburgh, EH10 5HZ



Welcome

Beautifully presented and fully refurbished one bedroom first floor traditional tenement flat located in the prestigious Morningside area of Edinburgh. The property is close to excellent local amenities whilst being a short distance from Edinburgh city centre. Offering contemporary styling whilst retaining many fine original features. this bright and spacious flat benefits from a secure door entry system and shared communal garden to the rear. Presented to the market in genuine turnkey condition throughout we would recommend an early viewing.

- Reception hallway with excellent storage facilities including store cupboards with light and power
- Bright and spacious living room, with a large bay window to the front with open outlook, open shelved Edinburgh press, cornice, ceiling rose, and feature bespoke fireplace with living flame gas fire. Note ignition is not working
- Newly fitted kitchen with a range of base and wall units with under unit lighting, white work surfaces. Gas hob, designer extractor hood, electric oven, integrated washer dryer, integrated dishwasher, integrated fridge and dining recess with ample space for entertaining
- Spacious front facing double bedroom with window to front and cornice
- Fully tiled bathroom comprising, WC, wall mount wash hand basin, bath with electric Mira shower over, shower screen, towel radiator, and extractor
- Gas central heating and fully refurbished sash and case single glazing
- Secure entry system
- Shared garden to the rear
- Permit holder on street parking





Morningside

Morningside is a highly respected and much sought-after residential area of the city, situated just over one mile south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Bruntsfield is also close by and can be reached in minutes on foot. Local shopping facilities are first class and are within a few minutes' walk. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a few delightful individual boutiques and gift shops, popular coffee houses, restaurants, bars and there is also a cinema and theatre. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid, Bruntsfield Links, and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

Extras


The integrated kitchen appliances, fridge/freezer and fitted floor coverings are included.



Get in touch

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Property Hub:

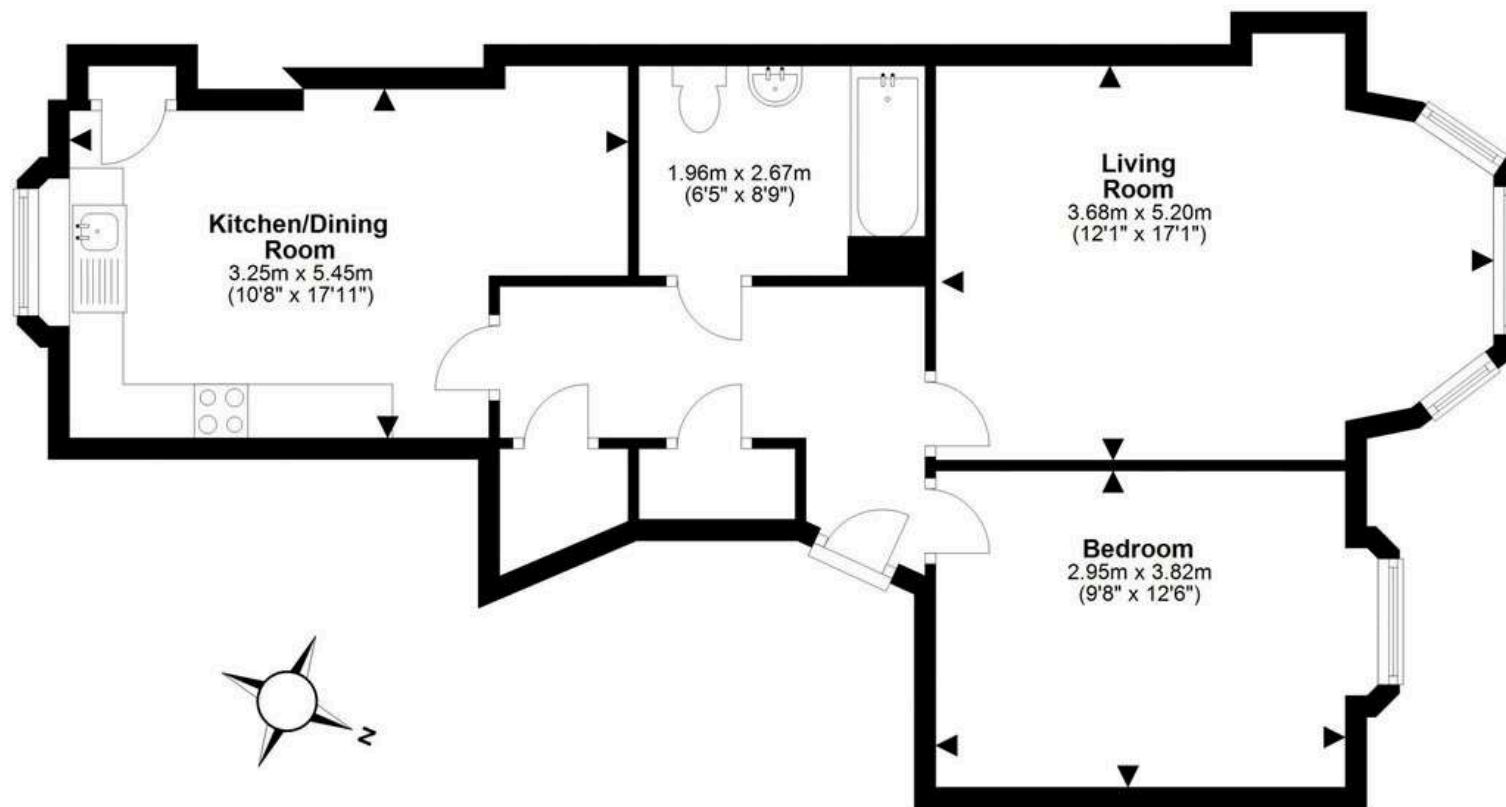
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



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.