



MORNINGSIDE

126 MORNINGSIDE DRIVE  
EH10 5NS



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EPC RATING: D

OFFERS OVER £620,000

## PROPERTY DESCRIPTION

- Hallway with meters cupboard & understairs storage, with windows to the side letting in lots of light, with further linen cupboard on the first floor landing and boiler cupboard on the top floor
- Bright & spacious bay windowed sitting room with alcove shelving & a cosy log burner fitted in 2018, leading to
- Dining area with further bespoke book shelving & patio doors to the garden
- Stunning kitchen (2018) with excellent range of shaker style units, granite worktops, pan drawers, integrated bin & high end appliances, and door back
- First floor bay windowed double bedroom 2 to front with wide range of bespoke fitted wardrobes (including shoe storage)
- Bedroom 3 to rear, currently used as a large study
- Single bedroom 4, currently used as a study
- Fully tiled family bathroom updated in 2019 with bath with mains shower over, vanity sink unit, wc, heated towel rail & wall hung storage cabinet
- Second floor large master bedroom with dormer to front (recently re-clad & re-roofed), velux to rear & bespoke fitted storage with access to further storage
- Updated ensuite shower room with large walk in mains shower, vanity sink unit, wc, heated towel rail & feature tiling
- Gas central heating from Weissmann combi boiler replaced in 2016 & underfloor heating throughout the ground floor
- Upvc double glazed windows & doors
- Sunny front garden with lawn surrounded by hedging, borders, planters, terracotta path and side access to the rear garden
- Intruder alarm



## VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





## EXCEPTIONALLY WELL MAINTAINED & UPDATED EXTENDED FOUR BED SEMI-DETACHED HOUSE IN EXCELLENT SCHOOL CATCHMENT

This beautifully stylish property has contemporary kitchen & bathroom fittings, oodles of entertaining space, four great bedrooms, good sized front & rear gardens, off street parking and a garage, making it a perfect home for a family or young professionals. Located in the catchment for South Morningside Primary & Boroughmuir High Schools and within a few minutes' walk of George Watsons, this is a wonderful place to bring up children surrounded by lots of outside space & leisure facilities. Also an easy walk or short bus ride into Morningside with its wealth of amenities, shops, coffee shops, bars & restaurants.

### AREA

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

### GARDEN

Good sized rear garden with composite decking made from recycled pvc - perfect for relaxing & entertaining friends & family - a lawned area covered with astroturf and barked area with impressive tree, all surrounded by high fencing

### PARKING

Gated off street parking to the rear accessed from Morningside Gardens with gate to the rear garden and detached garage with electricity & light, currently split into two areas - a shed and a store/utility area - but could easily be reinstated, together with free on street parking

### EXTRAS

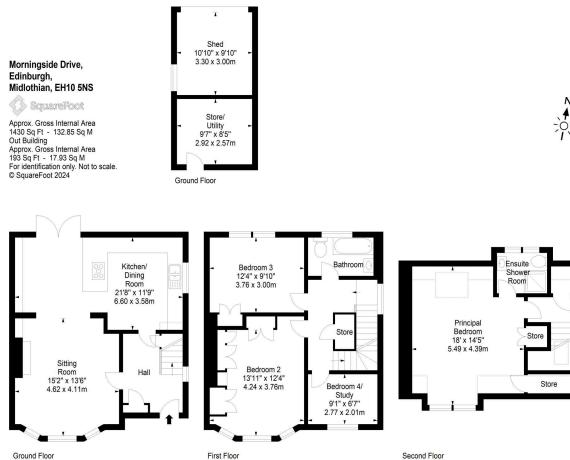
The blinds/curtains, light fittings, induction hob linked to automatic ceiling extractor, double oven including microwave, dishwasher, freestanding fridge freezer, washing machine & condensing tumble dryer are included in the sale.

### HOME REPORT VALUATION

£625,000



Sitting room	15'2 x 13'6 (4.62 x 4.11m)
Kitchen/dining room	21'8 x 11'9 (6.60 x 3.58m)
Bedroom 1	18' x 14'5 (5.49 x 4.39m)
Bedroom 2	13'11 x 12'4 (4.24 x 3.76m)
Bedroom 3	12'4 x 9'10 (3.76 x 3.00m)
Bedroom 4	9'1 x 6'7 (2.77 x 2.01m)
Garage - shed area	10'10 x 9'10 (3.30 x 3.00m)
Garage – store/utility area	9'7 x 8'5 (2.92 x 2.57m)



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.