

COULTERS<sup>©</sup>

# NEWBATTLE HOUSE FLAT 2, 4

MORNINGSIDE, EDINBURGH, EH10 4RT

 3 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

An exceptional opportunity to own a beautifully finished home in the heart of Morningside awaits at Flat 2, Newbattle House – a stunning first-floor apartment within a fully converted period building of outstanding quality. Carefully transformed to the highest standard, this elegant residence combines timeless architectural character with premium contemporary design and modern comfort throughout.

## KEY FEATURES



Exceptionally stylish first floor flat located in Morningside.



Three double bedrooms, one with an en-suite.



Private balcony off the sitting room.



Allocated parking space within a private residents car park.



Morningside shops & restaurants on the doorstep.



Fantastic transport links to the City Centre.



EPC Rating - B



Council Tax Band - F







At the heart of the home is a beautifully proportioned sitting room, flooded with natural light and offering a calm, elegant space for relaxation or entertaining. From here, French doors open onto a private balcony - an ideal spot to enjoy a morning coffee or evening sun.

The apartment also features a modern, well-appointed kitchen with sleek cabinetry, high-spec integrated appliances, and a generous dining area - perfectly suited for both everyday use and hosting guests.







## MORE INFORMATION

There are three spacious double bedrooms, one of which benefit from stylish en-suite shower rooms, offering a high degree of privacy and comfort. The main bathroom adds further appeal, with full-height tiling, a striking freestanding bath, and a separate walk-in shower - creating a space of luxury.

Quality finishes run throughout the home making this a true turnkey property. A private residents' car park with an allocated space adds further convenience.



## EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price.

The building is factored by James Gibb at an approximate cost of £300 per quarter.













## THE LOCAL AREA

Located only two miles south of the City Centre, Morningside is considered one of Edinburgh's most desirable places to live. Famous for its cafes, independent shops, delicatessens and bars, Morningside offers an abundance of local amenities including a Waitrose and a Marks and Spencer. We highly recommend a visit to the family owned Dominion Cinema.

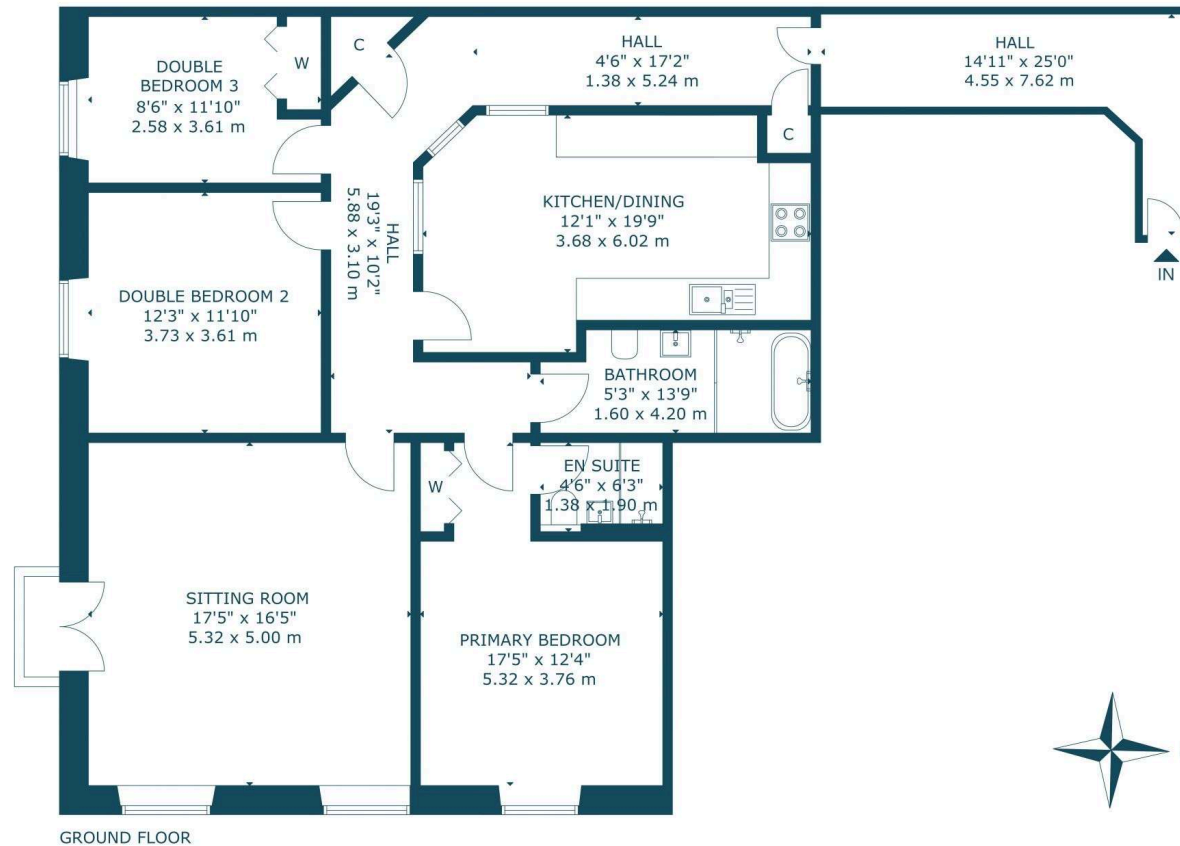
For the outdoor enthusiast or dog walker, the beautiful green spaces of the Hermitage of Braid, Braidburn Park and Blackford Hill are nearby.

It is ideally situated for Napier University's Merchiston Campus, Kings Buildings and the Royal Edinburgh. The area offers highly regarded primary and secondary schooling including South Morningside Primary and St Peters RC Primary School. George Watson's College is also in situated in Morningside.

Multiple bus routes travel up Morningside Road towards the City Centre and the City Bypass is within easy reach.







NEWBATTLE HOUSE, 4 FLAT 2 NEWBATTLE TERRACE, MORNINGSIDE, EDINBURGH, EH10 4RT  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,399 SQ FT / 130 SQ M  
 All measurements and fixtures including doors and windows are approximate and  
 should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.