

**149/9 Morrison Street
Edinburgh EH3 8AG**

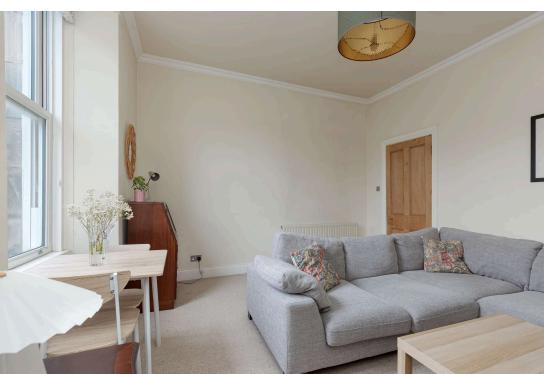
Offers Over 260,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Two double bedrooms
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Communal garden
- On-street permit parking

Council Tax Band: C

Tenure: Freehold

Shared Ownership: No





We are delighted to bring to market this superb two-bedroom tenement flat, ideally located in Edinburgh's highly sought-after West End. Surrounded by excellent local amenities and well-connected transport links, the property is sure to attract strong interest, and early viewing is highly recommended.

The accommodation comprises a spacious west-facing living/dining room, filled with natural light and offering an ideal setting for relaxing or entertaining. The modern kitchen is equipped with a range of wall and base units, an induction hob, electric oven, and integrated appliances. There are two generous double bedrooms, with wardrobes available by separate negotiation. The contemporary shower room features a stylish two-piece suite and a large mains-powered walk-in shower with a rainfall shower head. Additional benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. A communal garden and on-street permit parking is readily available.

Morrison Street is situated to the west of the city centre which can be easily accessed by a frequent public transport services that runs close by including the bus and tram. For the commuter Haymarket Station is a two minute walk away and there is also swift access to the west and the central motorway network via the A8 and it is ideally place for the new office development at Haymarket. The area has a wide variety of shopping facilities that include a Sainsbury's, Lidl and Aldi stores and a wide variety of specialist shops in Gorgie and Dalry along with the city centre high street just a short walk away. Recreational facilities include Fountain Park Leisure Complex, Dalry Swim Centre, Murieston Park plus a host of popular cafes, bars and restaurants in the city centre perfect for a night out with loved ones.

Viewing by appointment on 0131 337 1800

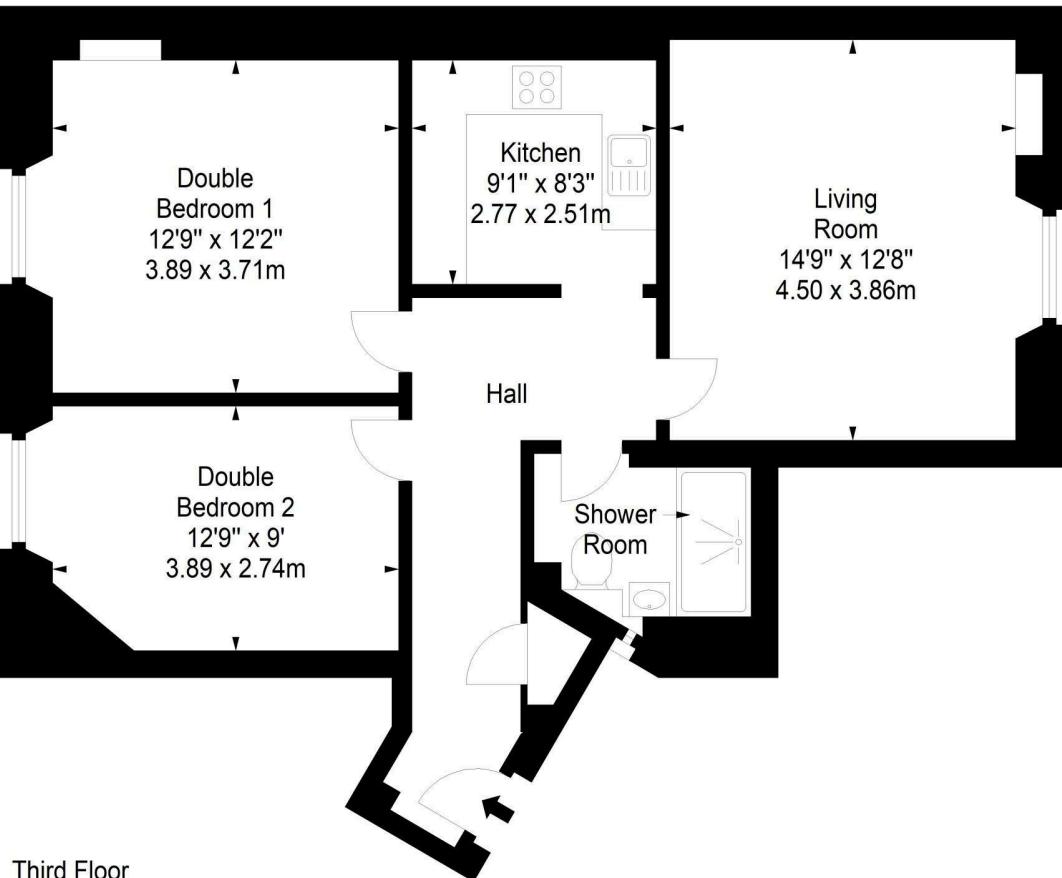




Morrison Street,
Edinburgh,
Midlothian, EH3 8AG



Approx. Gross Internal Area
751 Sq Ft - 69.77 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



Blair Cadell
solicitors + estate agents