

MORNINGSIDE

332 3F3 MORNINGSIDE ROAD
EH10 4QJ



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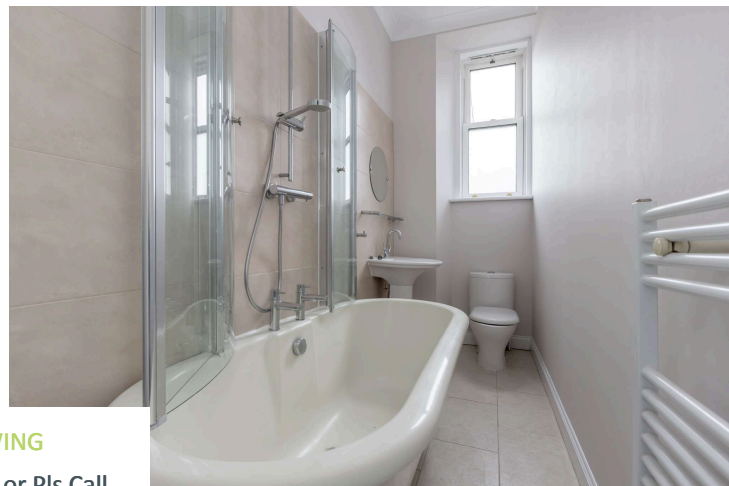
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EPC RATING: C

OFFERS OVER £335,000

PROPERTY DESCRIPTION

- Hallway with three handy storage cupboards
- Elegant sitting room with far reaching views to the Pentlands, a feature fireplace, Edinburgh press, cornicing, ceiling rose and wooden floor
- Modern kitchen with good range of white high gloss units & appliances
- Two double bedrooms, one with original fitted cupboard housing the boiler
- Contemporary bathroom with freestanding roll top bath with mains shower over, sink, wc & heated towel rail
- Gas central heating from condensing combi boiler
- A mixture of wooden & upvc framed double glazed windows
- Communal rear garden
- Residents' permit parking nearby

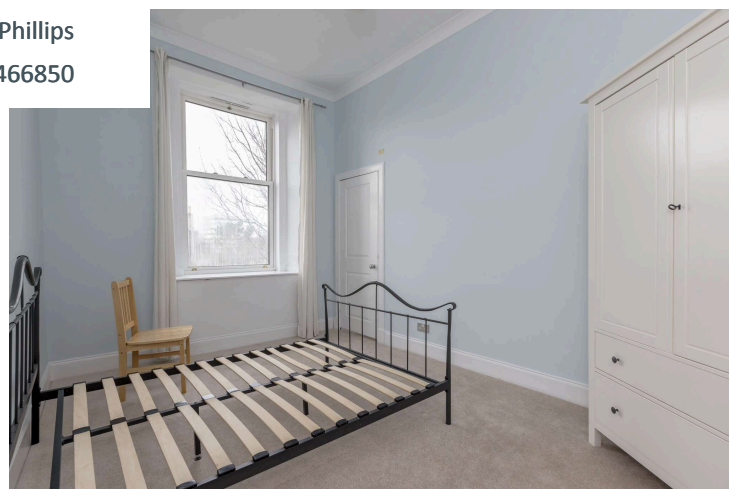


VIEWING

Sun 2-4pm or Pls Call

Jardine Phillips

0131 4466850





SUPERB TWO DOUBLE BEDROOM PERIOD FLAT IN CENTRAL MORNINGSIDE LOCATION

Situated in the heart of the prestigious area of Morningside is this spacious third floor flat that would make a perfect home for first time buyers, professionals or a young family, being in the catchment for excellent schools. It has a very large, elegant sitting room, two similar sized double bedrooms, a modern kitchen, a contemporary bathroom and handy storage. Numerous buses pass by taking you both into and out of town and there are amazing retail and lifestyle amenities on your doorstep, together with access to some wonderful outside spaces.

AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), speciality food stores, independent retailers, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for the new Canaan Lane, South Morningside & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, and there are a good range of gyms/leisure facilities and golf courses a short drive away. The property is also well placed for lots of walks and open spaces including Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a children's swing park just around the corner. There is easy access both into

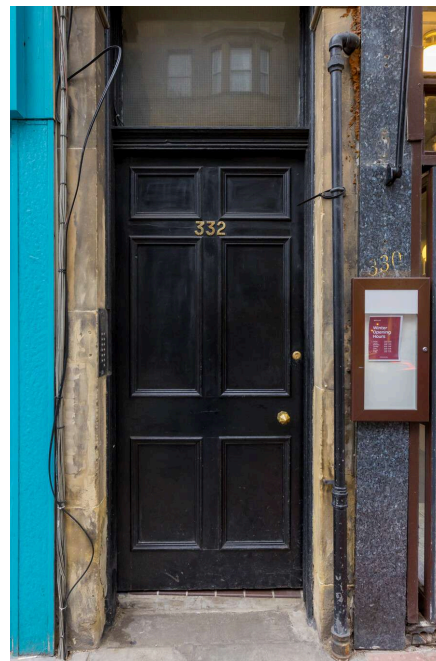
town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£340,000

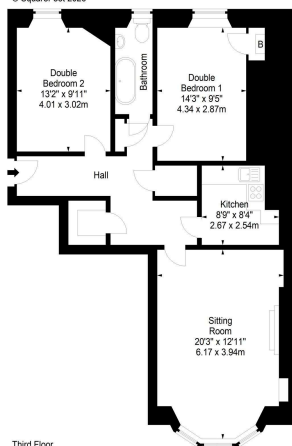


Sitting room	20'3 x 12'11 (6.17 x 3.94m)
Kitchen	8'9 x 8'4 (2.67 x 2.54m)
Bedroom 1	14'3 x 9'5 (4.34 x 2.87m)
Bedroom 2	13'2 x 9'11 (4.01 x 3.02m)

Morningside Road,
Edinburgh,
Midlothian, EH10 4QJ



Approx. Gross Internal Area
837 Sq Ft - 77.76 Sq M
For identification only. Not to scale.
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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.

