



Deans Properties

Deans Solicitors and Estate Agents LLP



**17, 1F Cluny Gardens
Morningside, EH10 6BH**



FIRST FLOOR FLAT

- Impressive Bay-Windowed Lounge/Bedroom Three
- Kitchen/Family Room
- Two Double Bedrooms
- Bathroom
- Private Rear Garden
- Driveway & Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



Forming part of a handsome Victorian semi-detached house, this stylishly presented first floor flat is located in a highly sought-after location in Morningside, close to an abundance of excellent amenities including popular shops, cafes, bars and restaurants and highly regarded schooling. There are excellent public transport links to the city centre and lovely outdoor space is available nearby at Blackford Hill. The accommodation comprises; impressive lounge/bedroom three with south-facing bay-window, ornate cornicing and attractive log burner, modern kitchen/family room, two spacious double bedrooms and stylish family bathroom with shower over bath. A large, neatly maintained private garden lies to the rear and a driveway provides convenient off-street parking with electric car charging provision. There is further free, on-street parking in the area. The property is fully double glazed and has gas central heating with a Hive heating system and Smart lighting. Included in the sale are the fitted carpets and floor coverings, blinds, oven, hob, hood, fridge-freezer, washing machine, lightshades, garden shed and garden store box. The appliances included are sold as seen with no warranty provided.

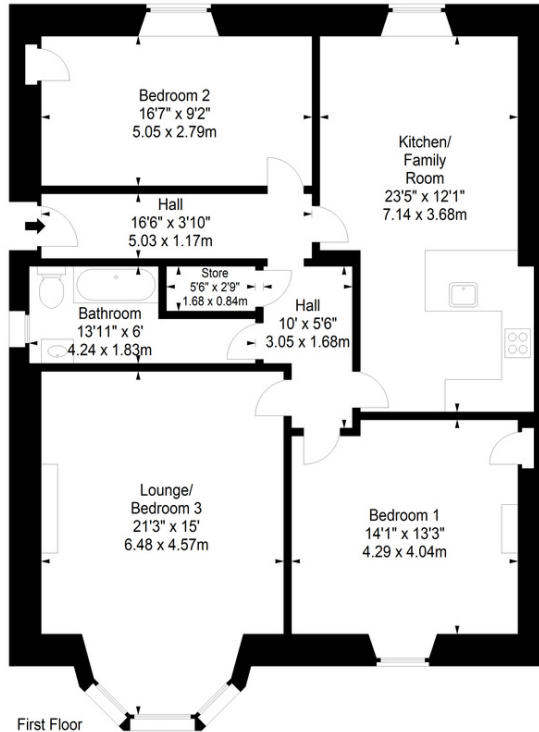




Cluny Gardens,
Edinburgh, EH10 6BH



Approx. Gross Internal Area
1156 Sq Ft - 107.39 Sq M
For identification only. Not to scale.
© SquareFoot 2024





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

Deans Properties 
Deans Solicitors and Estate Agents LLP

0131 667 1900

mail@deansproperties.co.uk
www.deansproperties.co.uk