



93/1F1 Morrison Street  
Edinburgh  
EH3 8BX



First Floor Flat



### accommodation

- Entrance hall
- Sitting room / fitted kitchen
- Two bedrooms with storage
- Bathroom
- Shared rear garden

### features

- City Centre location
- Electric heating
- Security entryphone system
- Laminate flooring
- Neutral decor
- Ideal starter flat

### description

Bright, first floor flat in the heart of the West End, just a short walk from Haymarket rail station, the tram stop and several bus stops serving most of the City. An abundance of coffee shops, bars, restaurants and boutique shops are all immediately on hand. The accommodation comprises entrance hall with storage cupboard, sitting room with press cupboard open plan to fitted kitchen with appliances, two bedrooms, both with built in storage and bathroom with white suite and electric shower over the bath. The property benefits from electric heating, security entry phone system and a communal rear garden. Overall, this is an excellent first time buyer or buy to let investment opportunity.



EPC:  
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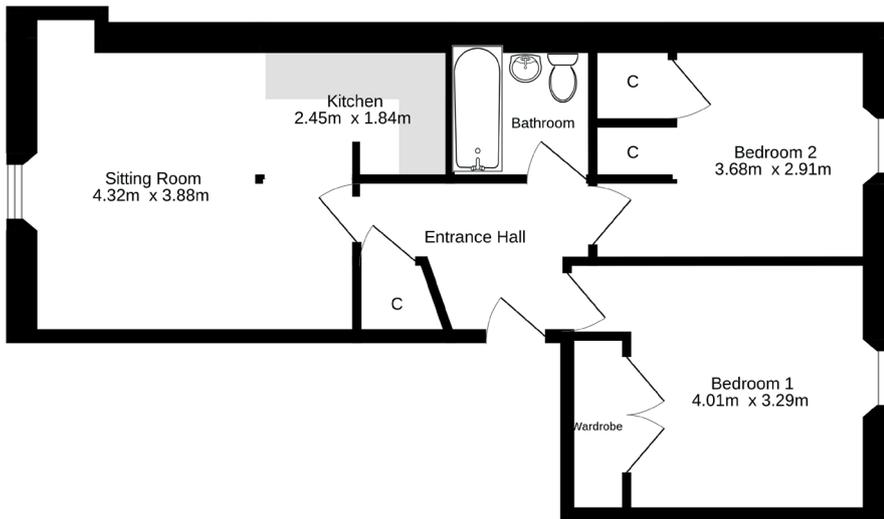
Home Report  
Value: £225,000

### Items to be included:

Fitted flooring, ceiling light fittings, blinds, oven, hob, washing machine and fridge.



First Floor  
52.4 sq.m. approx.



TOTAL FLOOR AREA : 52.4 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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