



87 (4F1) Morrison Street,
Edinburgh, EH3 8BU



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Located within the heart of Edinburgh and in excellent walking distance of the city's many amenities and Haymarket Train Station and Tram Stop is this attractive top (4th) floor flat. Offering bright and spacious accommodation, the flat has a electric heating, fresh decoration and new carpets.

The accommodation comprises entrance hall with large storage cupboard. The open plan lounge/kitchen has window to the front and is fitted with a range of base and wall units with the cooker, fridge and washing machine to remain. The good sized double bedroom has window to the rear, feature fireplace and storage cupboard. Completing the accommodation is the bathroom fitted with a three piece white suite with shower over the bath.

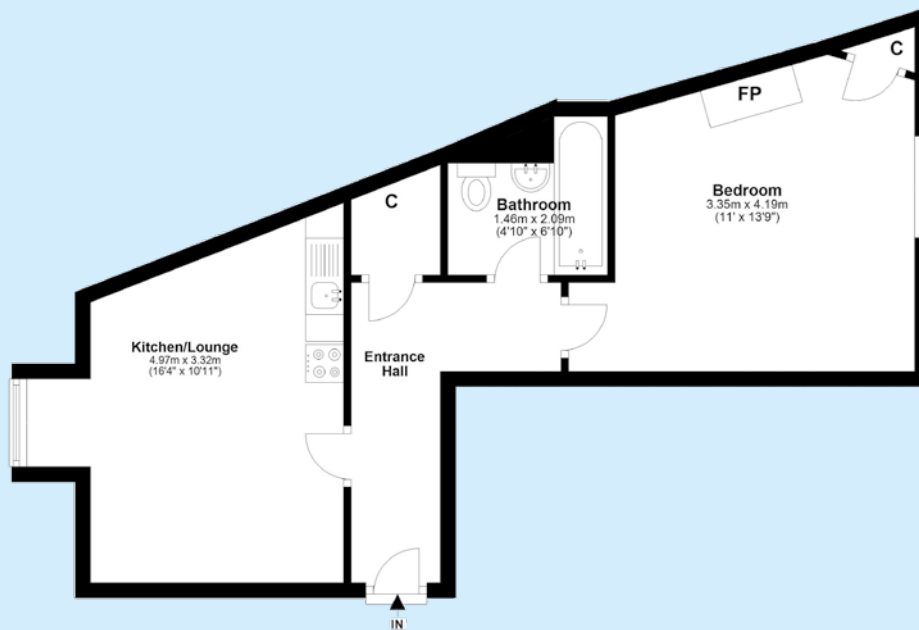
This property will be ideal for first time buyers, city professionals or the investor market due to its superb location.

Area Description

Enjoying an enviable city centre location, the property is convenient for the financial district as well as many of the Edinburgh University campuses. The property is within easy reach of a selection of restaurants and cafes, theatres, cinemas, bars and an eclectic mix of independent shops. Supermarkets in the area include Tesco, Sainsbury's and Co-Op, and nearby Bruntsfield offers a further selection of quality independent shops, bars, bistros and cafes. The neighbouring open spaces of the Meadows and Bruntsfield Links are both popular with runners, walkers and cyclists. Round the corner is the historic Gardner's Crescent, leading onto the Fountainbridge area and the popular canal route. Edinburgh City Centre and Haymarket Railway Station/Tram Stop are within walking distance of the property. A selection of bus services are available within the area and many of the city's tourist spots are close at hand.

Residents can apply for a parking permit to use nearby parking spaces, including at Port Hamilton around the corner.





Accommodation

Lounge/Kitchen:	4.98m x 3.33m	(16'4" x 10'11")
Bedroom:	3.35m x 4.2m	(11' x 13'9")
Bathroom:	1.47m x 2.08m	(4'10" x 6'10")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

Aberdein Considine

40-44 Elm Row, Edinburgh, EH7 4AH

47 Lothian Road, Edinburgh, EH1 2DJ

0131 222 9000

edi@acandco.com

@AC_Edinburgh

acandco.com

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract.

Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

