



Solicitors & Estate Agents



Offers Over
£425,000

2/1 Morningside Gardens

Morningside | Edinburgh | EH10 5LA

Nestled in a coveted location near Morningside, this traditional first-floor flat boasts three double bedrooms, making it an ideal choice for families seeking an excellent school catchment area. The property exudes period charm with retained features, while the new owner will require to upgrade the property in areas.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

Upon entry, a welcoming hall with ample storage sets the tone for practical living. The bright and airy sitting room beckons with its corner bay window, complemented by an electric fire and Edinburgh press, while the large kitchen/dining area impresses with its range of units, pantry cupboard, and space for a dining table. The principal bedroom is complete with twin windows and an adjacent boxroom/walk in wardrobe. Meanwhile, the remaining double bedrooms offer scenic views and original features, providing comfort and character. A traditional bathroom, boasting a cast iron bath and high-level WC. With its combination of period charm and modern potential, this flat promises to be a delightful family home.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

The property benefits from a communal garden, located at the rear of the property the space is mostly laid to lawn with mature trees and shrubbery for added appeal. With the communal stairwell, only shared with two other flats is a lock up cellar for great additional storage. Ample on street parking is available within the vicinity of the property for both residents and visitors alike.

Viewing

Please contact Neilsons on 0131 625 2222.



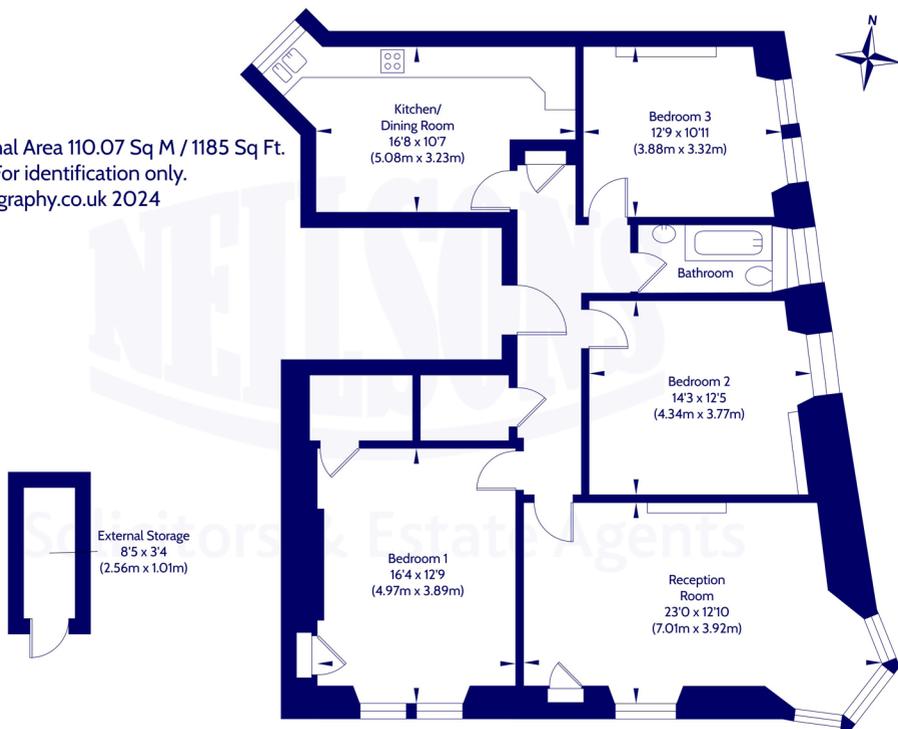


Location

Arguably one of Edinburgh's most consistently sought after locations, the leafy district of Morningside lies to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill Theatre are also both located within easy travelling distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.



Approx. Internal Area 110.07 Sq M / 1185 Sq Ft.
Not to scale. For identification only.
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First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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