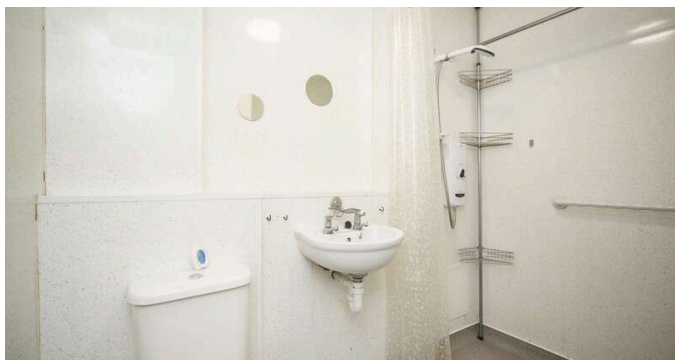
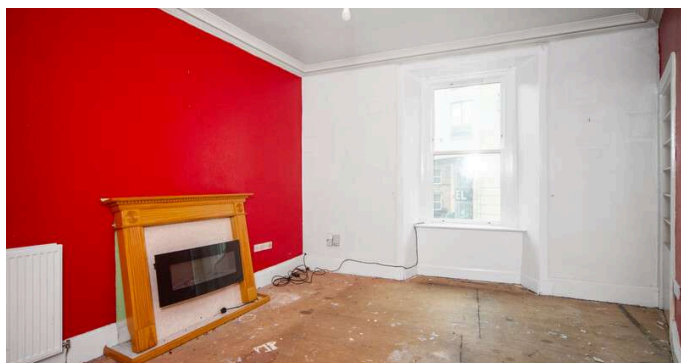




125 (1F2) Morrison Street  
Edinburgh  
EH3 8AJ



Offering a superb central position within Edinburgh's Haymarket area, this first floor flat now requires redecoration and upgrading but offers excellent potential. The accommodation comprises of: entrance hallway with box room off and storage cupboard; living room with shelving insert; spacious kitchen/dining room with large storage cupboard; bedroom; and wet room with WC, wash hand basin and walk in shower.

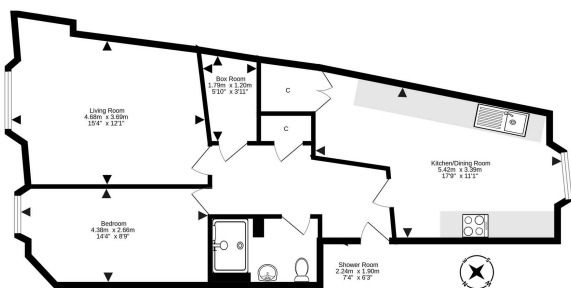
## Features

First floor flat  
Gas central heating  
Fireplace in living room  
Requires redecoration and upgrading  
Central position in city centre

## EPC rating: C

## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The sellers will not warrant the working order of the appliances, systems or services. The property is being sold as seen.



**AS** Anderson  
Strathern

Find out more

0131 270 7777

[andersonstrathern.co.uk/residential-property-service/](http://andersonstrathern.co.uk/residential-property-service/)

## Notes

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. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combined 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 Combined Standard Clauses.

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