



191 (3F2) Morningside Road, Edinburgh, EH10 4QP

Delightful two-bedroom top floor flat with spacious box room, close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

191 (3F2) or flat 6 Morningside Road is an attractive, well-proportioned two-bedroom top floor flat with spacious box room, situated in the popular Morningside area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall; bright sitting room with bay window overlooking the front, feature fireplace and cornicing; modern fitted dining kitchen with integrated appliances, utility area and pantry; two good-sized double bedrooms; spacious box room, which could be used as a home office/study or spare bedroom; and a bathroom.

ACCOMMODATION

Entrance hall. Sitting room. Kitchen/dining room and utility area. Two double bedrooms. Box room. Bathroom.

Gas central heating. Double glazing. Communal rear garden. Residents permit and pay & display parking.

LOCATION

Morningside is one of Edinburgh's prime residential districts, approximately 2 miles south of the city centre. There are excellent local amenities nearby including a Waitrose supermarket, Marks & Spencer Food Hall, Sainsbury's Local,

restaurants and cafés. Nearby outdoor recreational facilities include the Hermitage of Braid, Blackford Hill, Braidburn Park; Pentland Hills Country Park with dry ski slope; and the Merchants, Mortonhall and Braid Hills golf courses. The City Bypass is within easy reach and connects with all major motorway networks north and south; to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and north to the Forth Road Bridge/Queensferry Crossing. Regular buses operate to and from the city centre and surrounding areas, with Haymarket and Waverley rail stations and Edinburgh bus station all easily accessible. Catchment schools are Bruntsfield Primary and Boroughmuir High School, with private schooling at nearby George Watson's College. Napier University campuses at Craiglockhart and Merchiston are also within the vicinity, with Edinburgh university within short distance by bus or car.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, kitchen, and utility appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

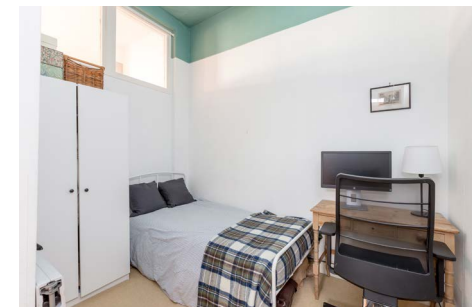
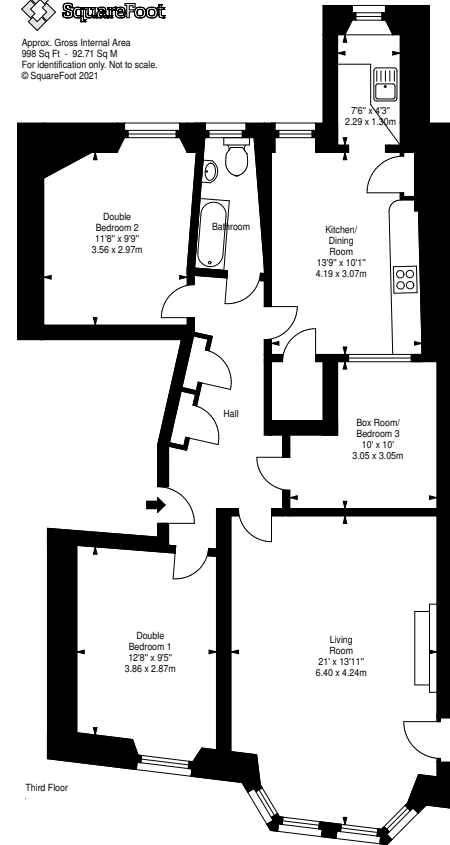
The property has a Council Tax Band **D**

The property has an Energy Rating Category **D**

Flat 6,
191 Morningside Road,
Edinburgh, EH10 4QP



Approx. Gross Internal Area
999 Sq Ft = 92.71 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.