

# 172a Morningside Road

EDINBURGH, EH10 4PU



*Beautifully Presented One Bedroom  
Cottage in The Heart of Morningside*



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McEwan Fraser Legal is delighted to present this rarely available one bedroom cottage in the heart of one of Edinburgh's most desirable areas, Morningside. situated in the south of Edinburgh with excellent local amenities this property is expected to be of particular based on its condition, uniqueness and proximity to Edinburgh city centre and the bustle of Morningside.

# THE LOUNGE/KITCHEN



Inside, the property comprises:

- Spacious lounge is very bright given it has skylights as well as windows on both sides of the building. The room features a stone wall which has been repointed to create a feature wall as well as a log burner to add to the character.
- Fully equipped kitchen situated in the open plan lounge. The kitchen benefits from an induction hob, fan oven and fully integrated appliances.









- There is one large double bedroom with wardrobe space and various possibilities for furniture arrangements.
- The one bathroom is very modern having been upgraded in recent years and makes the most for the space on offer with the three-piece bath suite and shower over the bath.

# THE BATHROOM





# THE BEDROOM





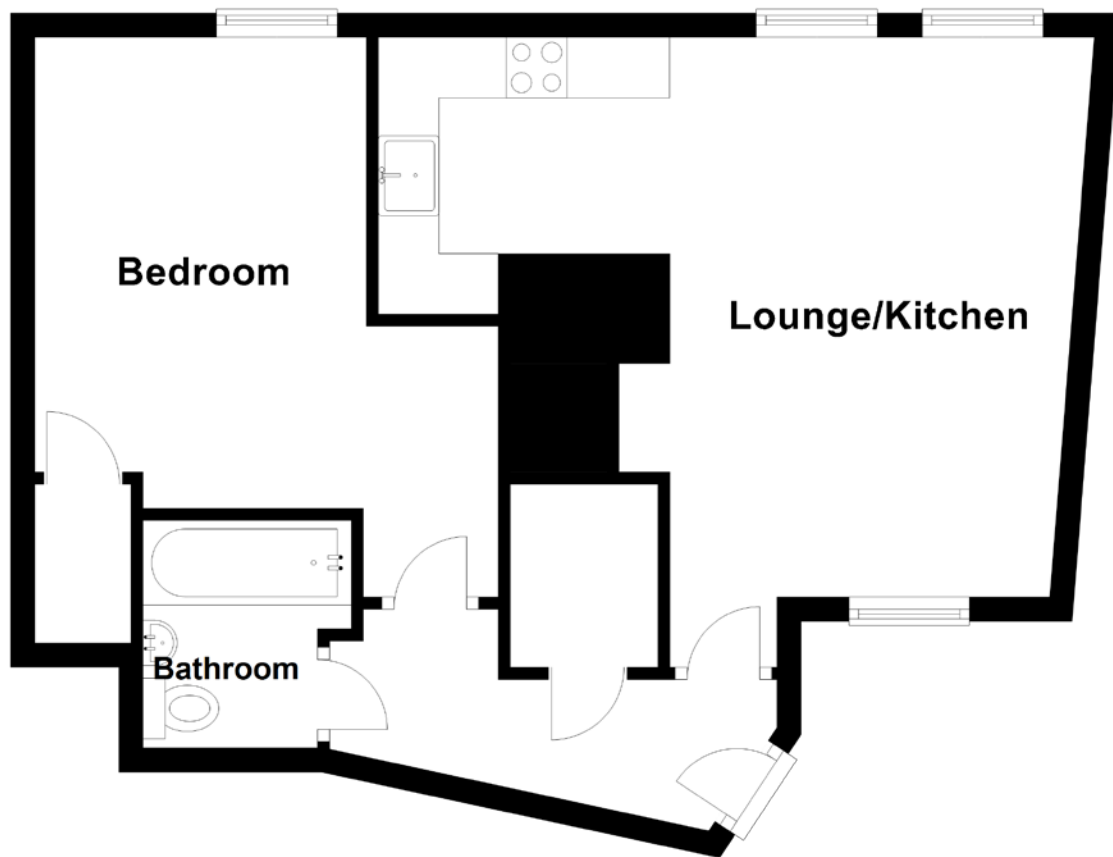
In addition, the property includes on-street permit parking (if a car is really needed) as well as benefiting from gas central heating making for a warm home year-round. There is also an external storage cellar which is secured.

# EXTERNALS



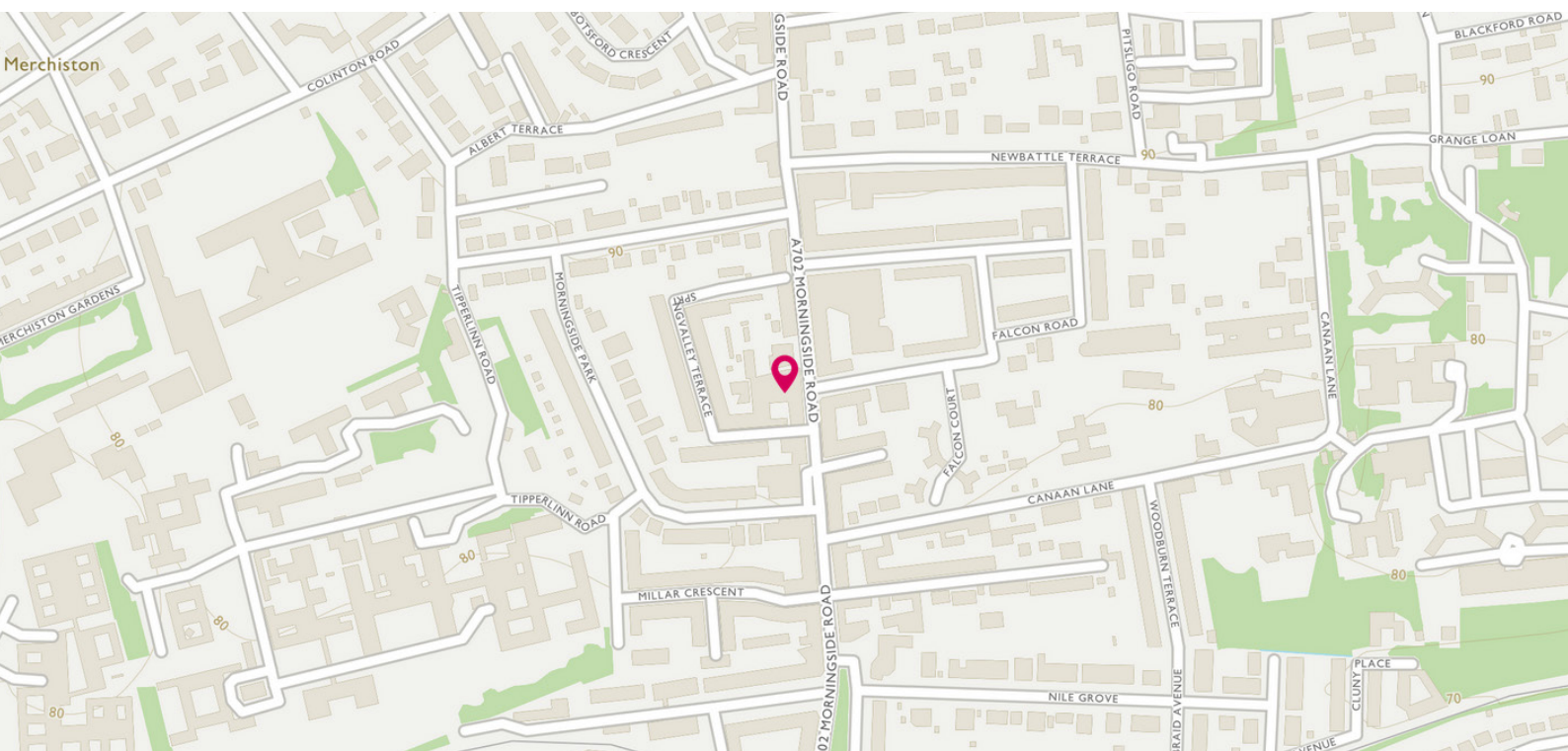


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.92m (19'5") x 5.20m (17'1")	Gross internal floor area (m <sup>2</sup> ): 47m <sup>2</sup>  EPC Rating: D
Bedroom	3.89m (12'9") x 2.74m (9')	
Bathroom	1.88m (6'2") x 1.72m (5'8")	





# THE LOCATION

This property is well positioned on the edge of Morningside and Craighouse, both of which are very desirable areas of Edinburgh. There is a selection of local amenities on Morningside road and Comiston Road, with a superb selection of independent specialist shops, high street shops, bars, cafés, restaurants and a Waitrose supermarket all can be found in Morningside. Further afield, Straiton Retail Park is a short drive away, which includes a Sainsbury's and a Marks & Spencer food outlet.







A good selection of quality schools are available within the catchment from primary through to secondary level and in the private sector, George Watsons. For further education, two of Napier Universities main campuses are close by.

Lying on the outer limits of Edinburgh City centre, the location offers superb outdoor leisure activities, with nearby Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive, with walking, biking and skiing on offer. For golf enthusiasts, there are numerous golf courses, including Braidhills and Mortonhall. There are superb transport links, with regular bus services to the city centre and the City Bypass is a few minutes by car, offering quick easy access to the major road networks and Edinburgh International Airport.



  
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**Part  
Exchange  
Available**



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