

3F2 10 Steel's Place

MORNINGSIDE, EDINBURGH, EH10 4QS



*Spacious Two Bedroom Top Floor Flat
In The Heart Of Morningside*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom top-floor flat in the heart of Edinburgh's Morningside.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which is flooded with natural light and offers various possibilities for furniture arrangements.
- The kitchen is internal and is well proportioned but would require some investment.

THE KITCHEN





- There are two bedrooms both of which range in size but offer excellent accommodation.
- The flat has a modern three-piece shower room which is in overall good condition and makes the most of the space on offer.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

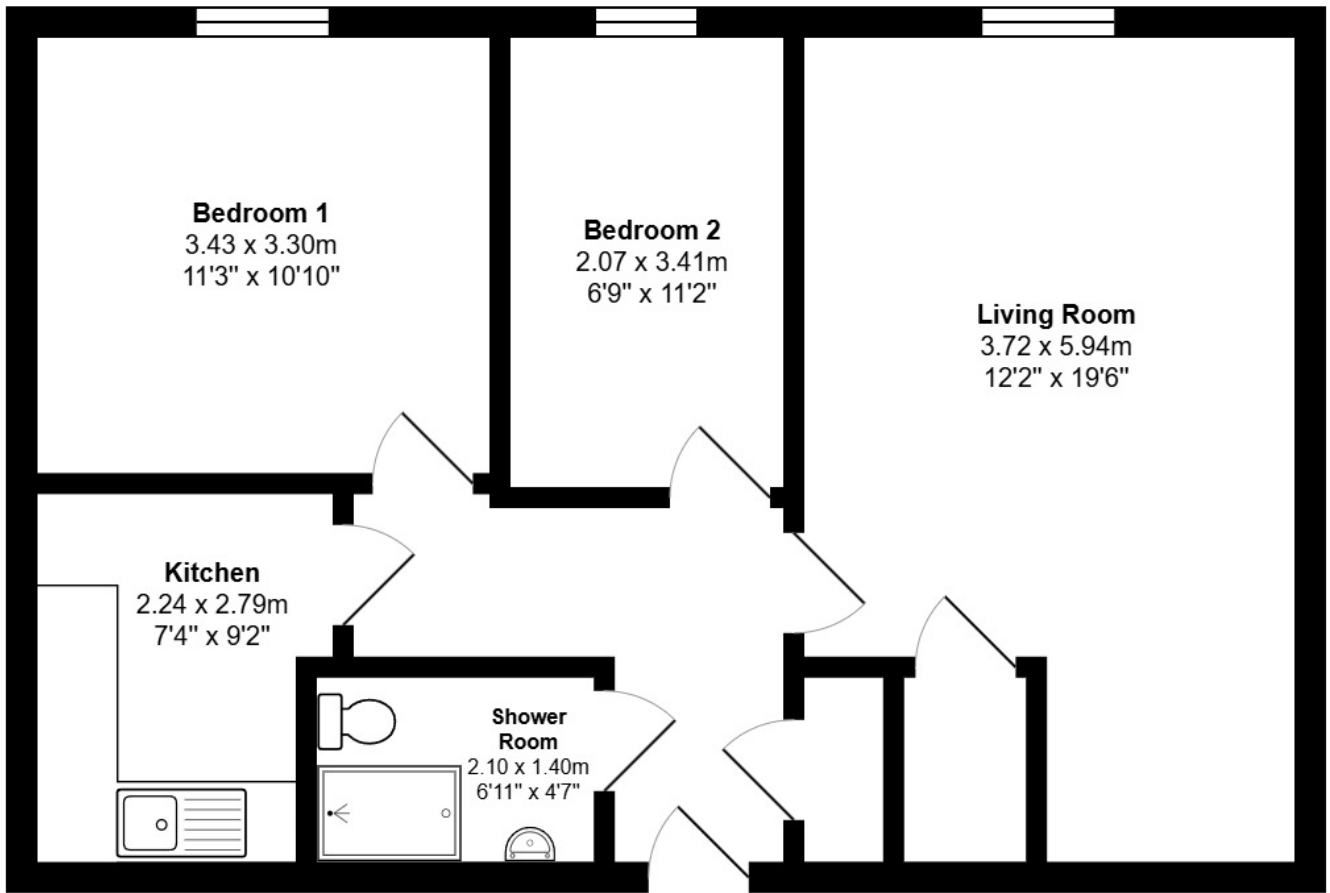


In addition, the property includes on-street permit parking and benefits from being on the top floor as it is flooded with natural light.

EXTERNALS

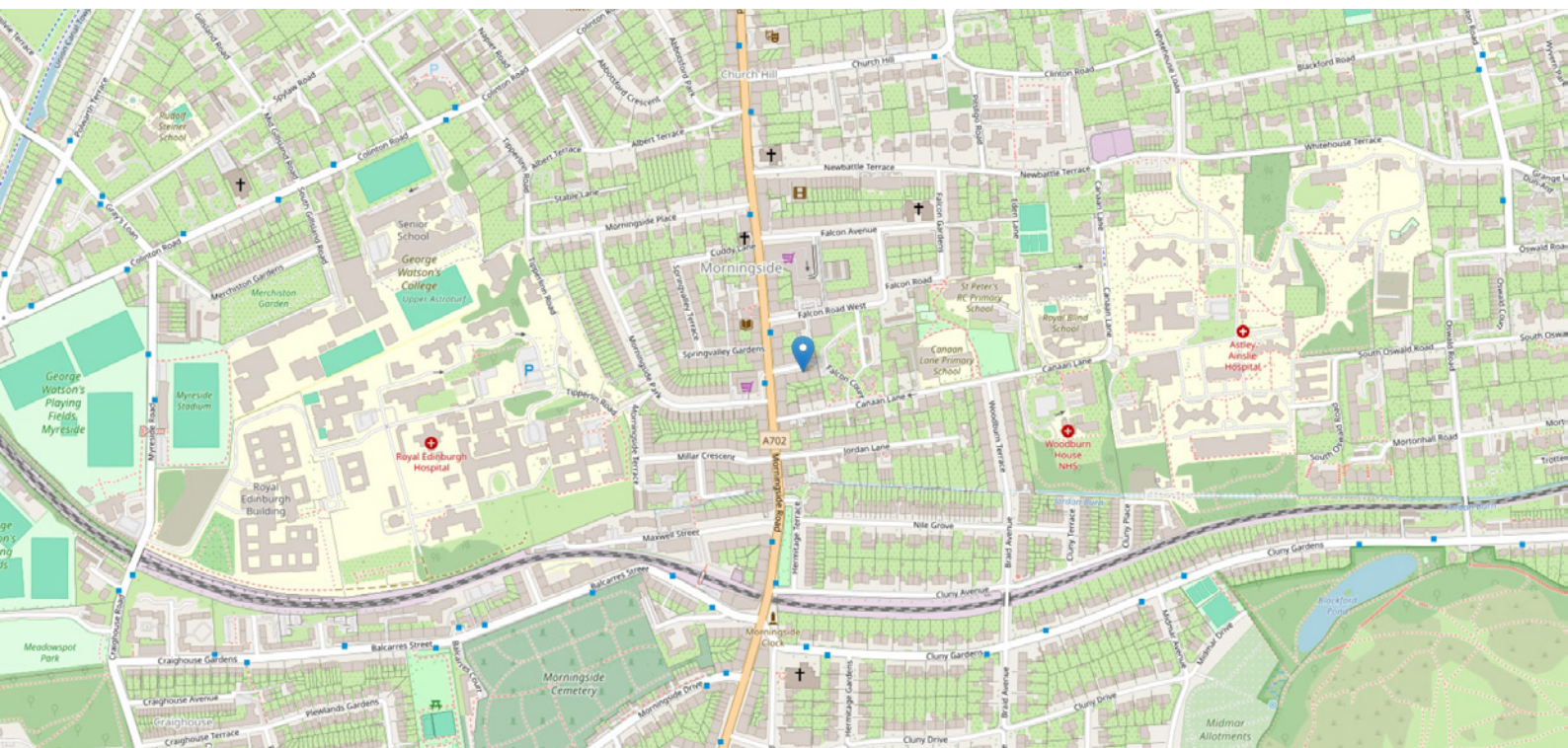


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m² | EPC Rating: F



THE LOCATION

Morningside is one of Edinburgh's most sought-after residential areas, offering a perfect blend of historic charm, modern conveniences, and a thriving community atmosphere. Located just south of the city centre, Morningside is renowned for its elegant period properties, excellent amenities, and fantastic green spaces, making it a highly desirable location for families, professionals, and retirees alike.

Morningside boasts a fantastic selection of independent boutiques, artisan coffee shops, and well-known retailers. Morningside Road serves as the heart of the community, featuring a mix of high-street brands, specialist stores, and popular cafés, including The Canny Man's, a historic pub with a unique character. The area is also home to a Waitrose and Marks & Spencer, ensuring high-quality grocery shopping options. For entertainment, The Dominion Cinema, one of Scotland's last remaining independent cinemas, offers a luxurious movie-going experience, while local theatres and cultural venues provide a rich arts scene.





Morningside is surrounded by beautiful green spaces, perfect for outdoor enthusiasts. The Hermitage of Braid and Blackford Hill Nature Reserve offers stunning walking trails with panoramic views of the city. Nearby Braidburn Valley Park provides a peaceful retreat with open green areas and picturesque streams. The Pentland Hills Regional Park, just a short drive away, is ideal for hiking, cycling, and outdoor adventures.

The area is well-regarded for its excellent schools, making it a popular choice for families. Notable schools include South Morningside Primary School, St. Peter's RC Primary, and Boroughmuir High School, all of which have outstanding reputations. For private education, George Watson's College is one of Edinburgh's top independent schools, offering exceptional academic and extracurricular opportunities.

Morningside enjoys excellent transport links, with frequent Lothian Bus services providing quick and easy access to Edinburgh city centre and beyond. The area is also well-connected by road, with convenient access to the Edinburgh City Bypass, making commuting to other parts of the city and Scotland seamless.

With its vibrant community, outstanding local amenities, picturesque green spaces, and top-tier schools, Morningside offers an unrivalled quality of life. Whether you're looking for a stylish period home, a family-friendly neighbourhood, or a well-connected base in Edinburgh, Morningside provides the perfect balance of city living and suburban charm.



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