

21/11 Morningside Gardens

EDINBURGH, EH10 5LE



*SPACIOUS TWO BEDROOM TOP FLOOR FLAT IN
EDINBURGH'S POPULAR AREA OF MORNINGSIDE*



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McEwan Fraser Legal is delighted to present this two bedroom top floor flat in Edinburgh's desirable Morningside/Craighouse area. The property is in walk-in condition having been very well cared for by the present owners. Inside, the property comprises of a spacious living area with beautiful views from the bay window, with well-kept cornicing and a fireplace as the focal point in the room. Fully equipped modern galley style kitchen which has been fitted with fully integrated appliances, fan oven, hob, extractor fan, washing machine and fridge freezer. The kitchen also benefits from under unit lighting and a tiled splash-back. The flat benefits from two spacious double bedrooms. Whilst everyone knows that tenement bathrooms aren't huge, this bathroom is well equipped and has been modernised, fitted with a three-piece suite and benefits from a shower over the bath.

In addition to this, the property includes free on-street parking as well as a communal rear garden. It is worth noting that the property benefits from gas central heating and partially double glazed windows, making for a warm and cost-effective home, year-round.

The Location



the kitchen





bedroom 1

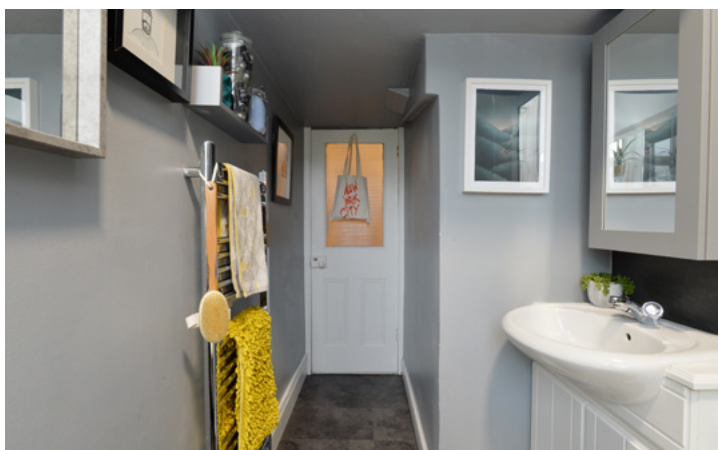


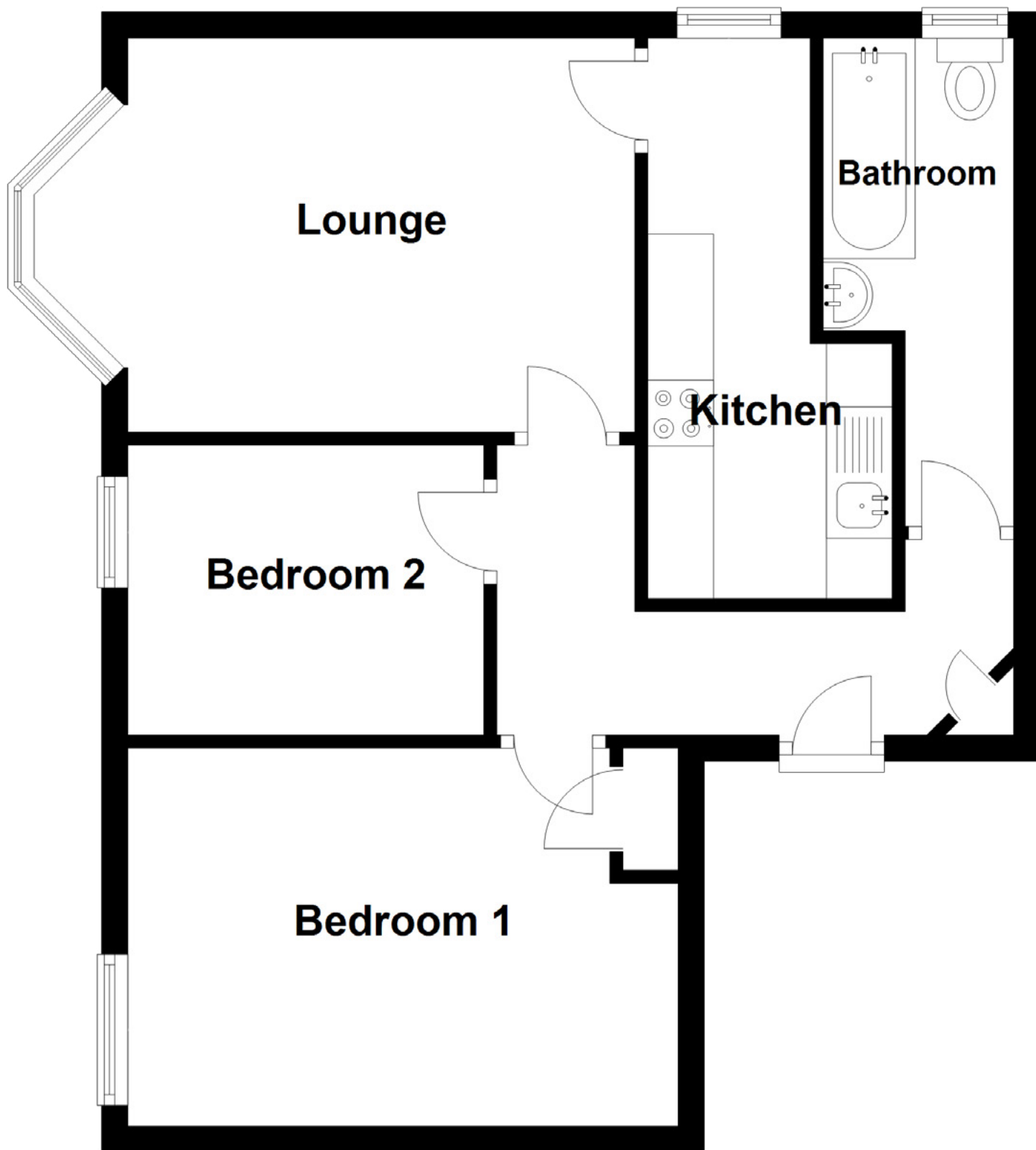


bedroom 2



the bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	5.16m (16'11") x 3.00m (9'10")	Bathroom	3.72m (12'2") x 1.45m (4'9")
Kitchen	4.27m (14') x 1.86m (6'1")	Gross internal floor area (m ²): 48m ² EPC Rating: C	
Bedroom 1	4.19m (13'9") x 2.88m (9'5")		
Bedroom 2	2.71m (8'11") x 2.21m (7'3")		

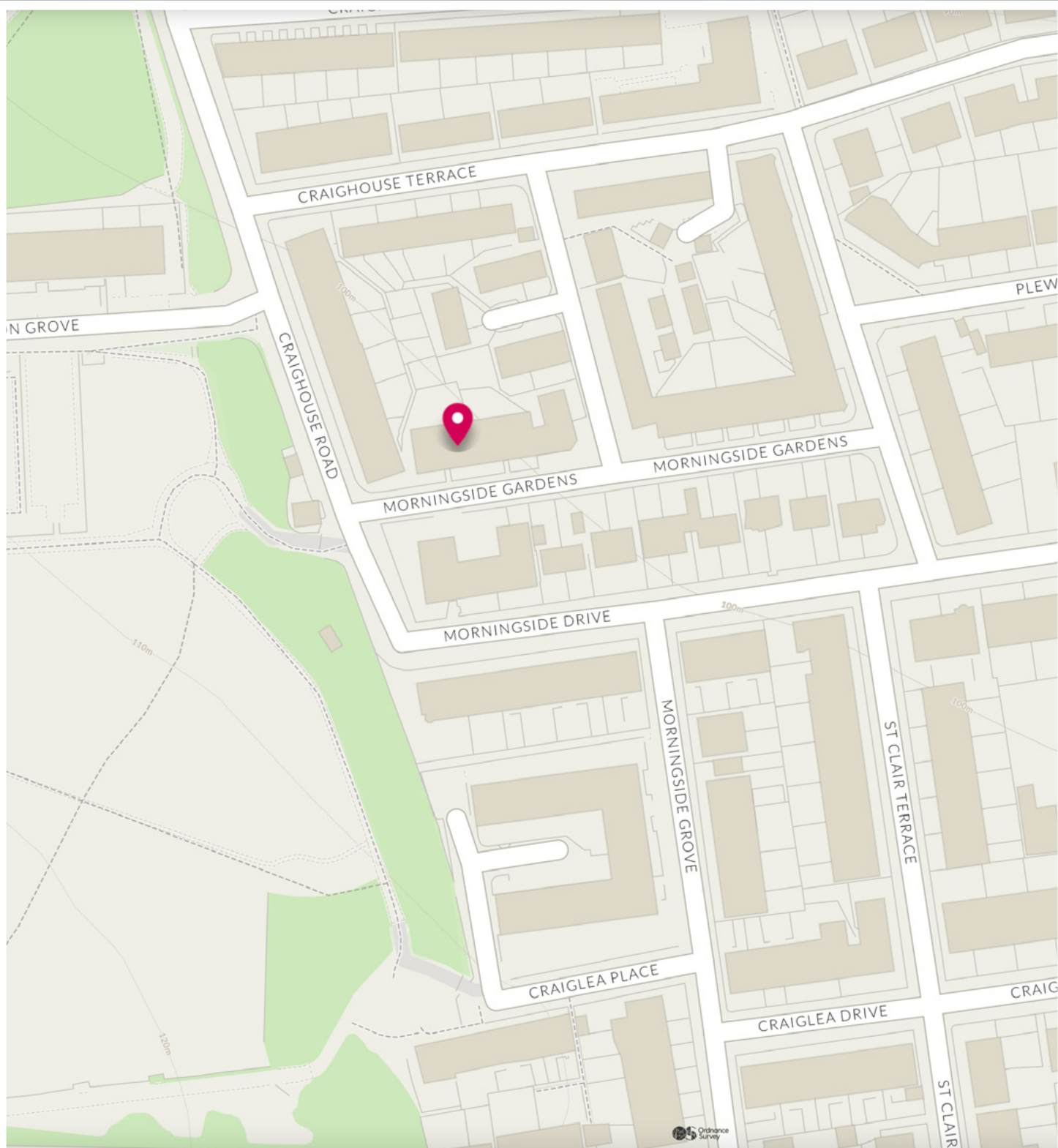




This property is well positioned on the edge of Morningside and Craighouse, both of which are very desirable areas of Edinburgh. There is a selection of local amenities on Morningside road and Comiston Road, with a superb selection of independent specialist shops, high street shops, bars, cafés, restaurants 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. 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.

The Location



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