

149/9 Morrison Street

HAYMARKET, EDINBURGH, EH3 8AG



*BEAUTIFULLY PRESENTED TWO BED APARTMENT IN
EDINBURGH'S POPULAR CENTRAL AREA OF HAYMARKET.*



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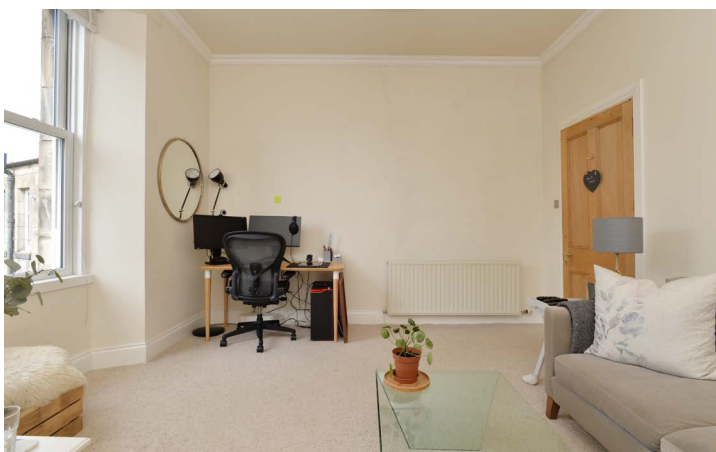


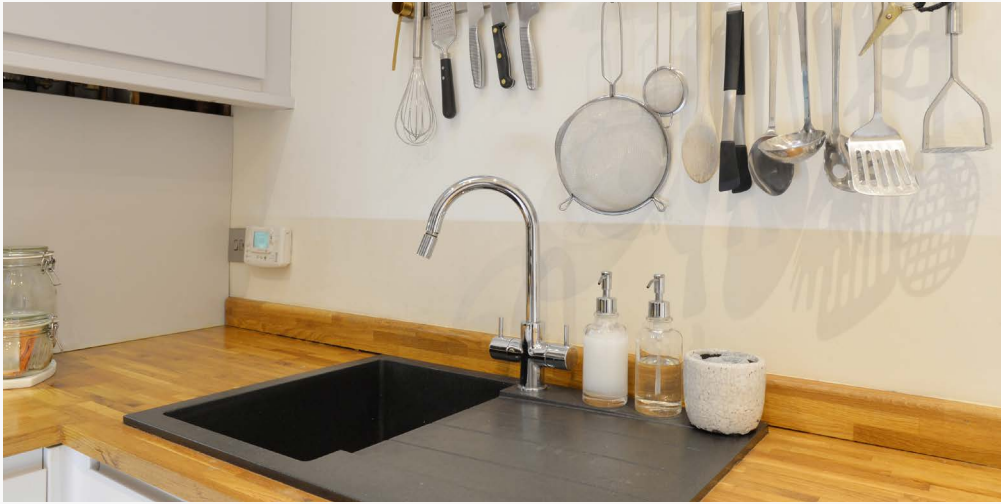
McEwan Fraser is delighted to present this two bedroom top floor flat in Haymarket to the market. The property is in walk-in condition having been renovated by the current owners. Internally, the property comprises of:

- Spacious living room which offers various possibilities for furniture arrangements.
- Fully equipped kitchen which benefits from fully integrated appliances which includes dishwasher, fridge freezer and washing machine. The kitchen benefits from a skylight which floods the room with natural light.
- Two spacious double bedrooms which are very well proportioned and will accommodate free-standing storage furniture.
- The shower room is modern and well equipped with a large walk-in shower as well as WC and wash hand basin.

In addition to this, the property benefits from gas central heating by way of a combination boiler and fully double glazed, making for a warm and cost-effective home all year round. Further, the property has access to residents permit parking in the street and the adjacent streets.

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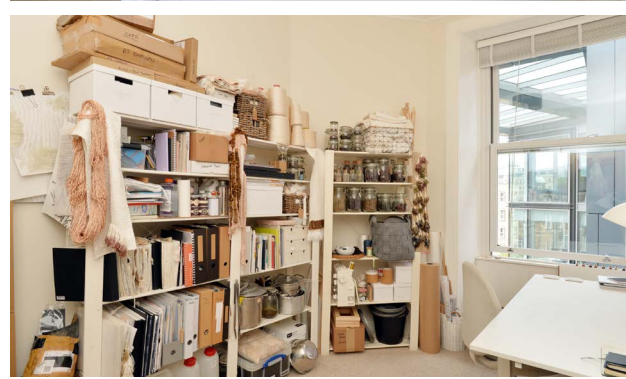
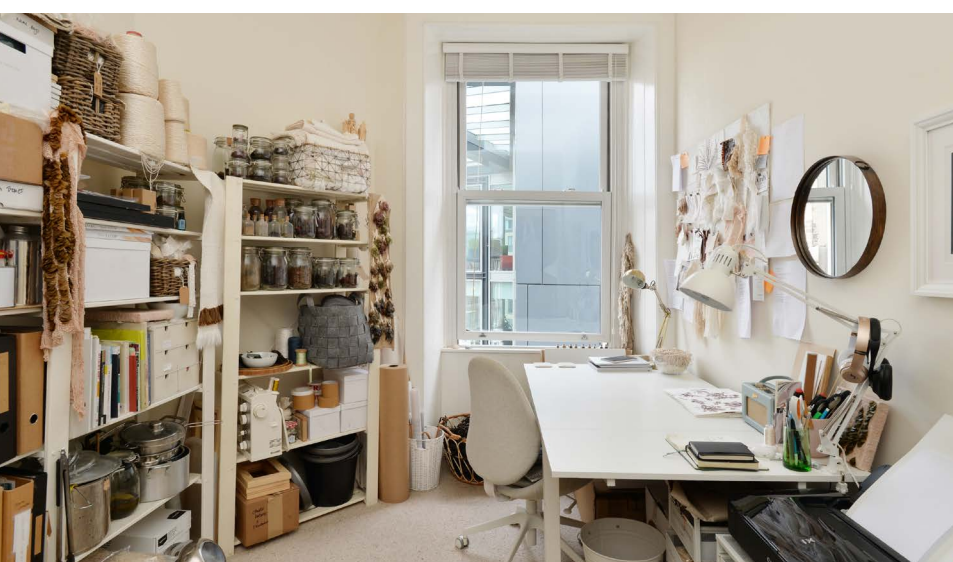
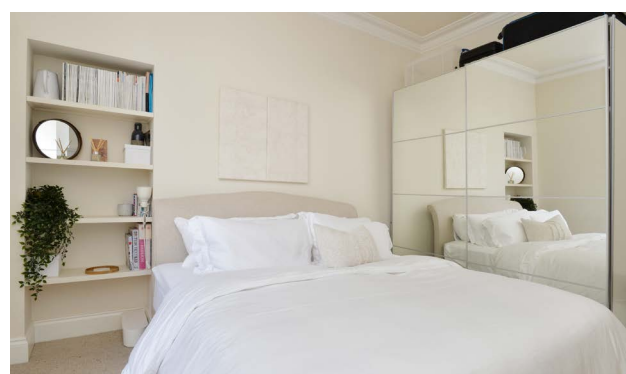
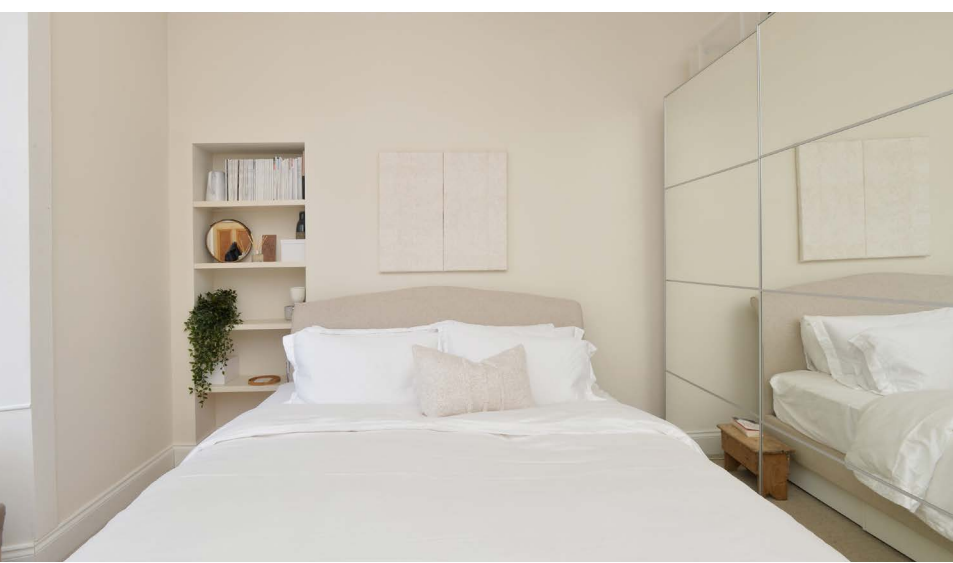




Kitchen



the bedrooms

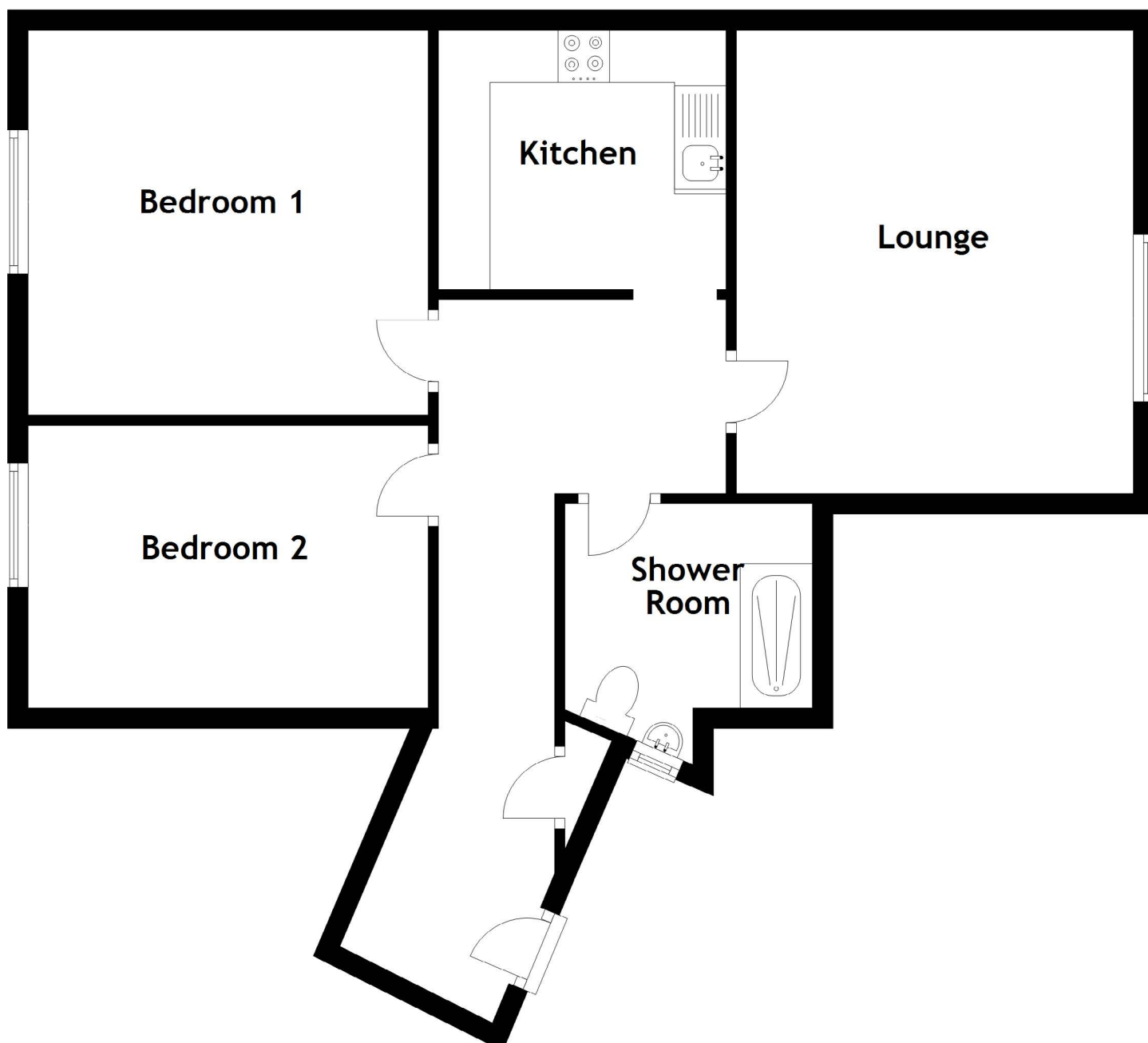




shower room



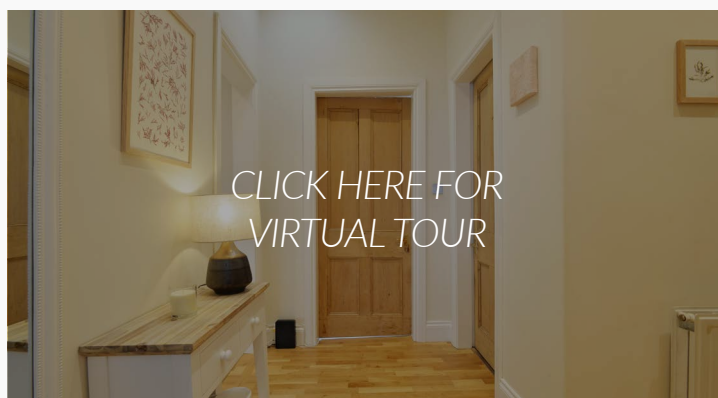
the garden



Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|-------------------------------|
| Lounge | 4.49m (14'9") x 3.85m (12'8") |
| Kitchen | 2.79m (9'2") x 2.51m (8'3") |
| Bedroom 1 | 3.88m (12'9") x 3.73m (12'3") |
| Bedroom 2 | 3.88m (12'9") x 2.74m (9') |
| Shower Room | 2.40m (7'10") x 2.27m (7'5") |

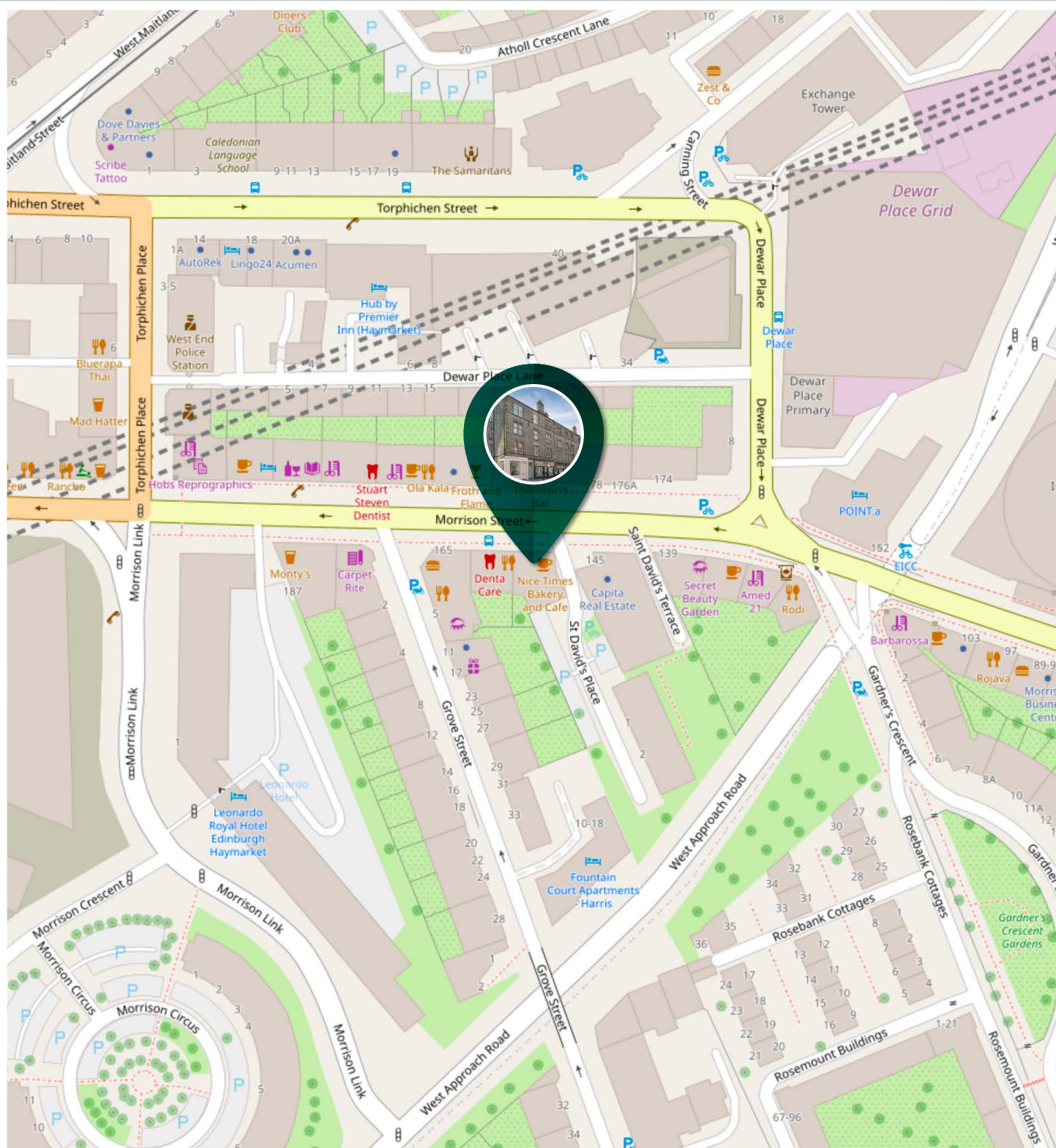
Gross internal floor area (m²): 66m²
EPC Rating: D





This property is located in the Haymarket area. Close by is the infamous Princes Street with the beautiful backdrop of Edinburgh Castle and Princes Street Gardens. St Andrew Square and Charlotte Square are linked by the prestigious George Street and are home to Edinburgh's business world. The city centre, especially the West End, provides a variety of restaurants and bars. Hotels, theatres and cinemas as well as art galleries and historical places of interest are within easy reach.

There are plenty of bus services travelling through the area and there is also Haymarket Railway Station. There is no doubt that the biggest addition to the area, in living memory, is the new tram service which is only a stone's throw from this property. This provides commuters with a fast and efficient service into the city centre and Edinburgh Airport. For anyone looking to commute out of Edinburgh, a simple drive west through the city will have you heading out towards Glasgow and north to Fife via the Forth Road Bridge.



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