



Morningside

202/11 Morningside Road
EH10 4QQ



Top Floor Flat

OFFERS OVER £275,000

- Entrance hall
- Impressive bay windowed livingroom
- Boxroom/Study
- Kitchen/dining room
- Bathroom with shower

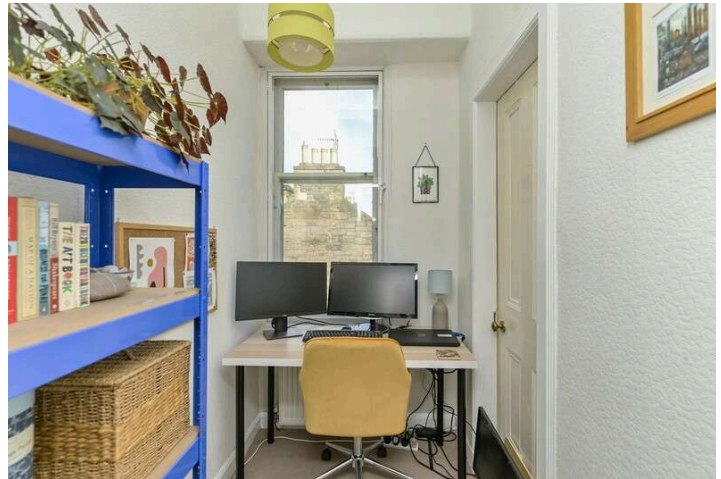
- Gas central heating
- Secondary glazing
- Secure entryphone system
- Communal garden to the rear
- Renovated by the current seller

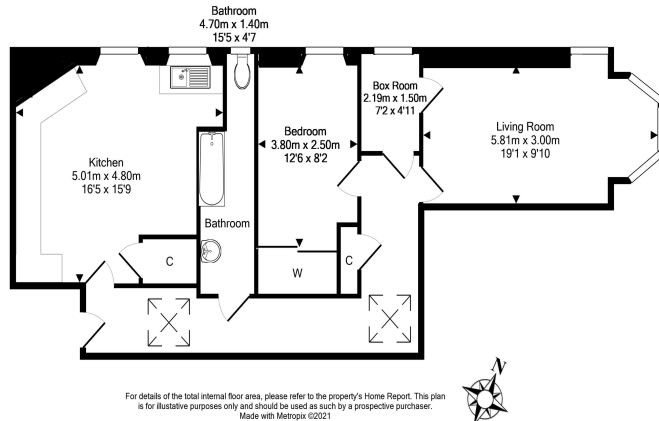


Viewing by appointment call
Beveridge & Kellas on 0131 554 6321









Viewing is highly recommended for this light and bright 1 bed roomed top floor flat ideal for young professionals and situated within the heart of Morningside. There are excellent shopping facilities on the doorstep which include a wide and varied range of independent shops, cafes, bars and restaurants. A Waitrose supermarket, Marks & Spencers Food, Tesco and Sainsburys food stores are also nearby. There are regular bus services from Morningside Road providing access to the West End, Princes Street and many other areas of the City. The Edinburgh City Bypass is approximately 2 miles south of the area and leads to all major routes including the A1, M8 and also to the Edinburgh International Airport and Forth Road.

The property has been renovated throughout by the current seller and in brief comprises: entrance hall with 2 skylights, sanded and varnished floors and a large shelved storage cupboard. The bay windowed living room is to the front with views to Blackford Hill, decorative cornicing, ceiling rose and multi fuel burner within a fireplace with slate hearth. The box room is off the hall and can also be accessed from the living room with a window to the side and is ideal as a home office/study. The bright double windowed kitchen/dining room is to the side with a range of wall and base units, electric oven, gas hob, chimney style cooker hood, fridge/freezer, dishwasher and larder housing the boiler. The good-sized double bedroom is to the side with original tiled fireplace and built-in wardrobes with sliding mirrored doors. A partially tiled bathroom with 3-piece suite, under sink storage, shower off the mains and ladder style radiator completes this property.

The property further benefits from a well-maintained communal garden to the rear with a side gate to Springvalley Gardens.

WHAT'S INCLUDED...

To include the aforementioned white goods (no warranties to be given) carpets and curtains.

OFFERS

Offers Over £275,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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