

MORTON FRASER

SOLICITORS



MORNINGSIDE 11 NILE GROVE EH10 4RE

www.morton-fraser.com/property



MORNINGSIDE

11 NILE GROVE
EH10 4RE

VIEWING

By appointment
telephone
0131 447 8321

PRICE

Offers over £700,000



Attractive, traditional stone built terraced villa located in the popular and sought after Nile Grove which is in the heart of Morningside. The property retains a wealth of features including sanded and sealed floors, the original timber panelled doors, working window shutters, cornices and fireplaces. The accommodation at ground level comprises entrance vestibule, hallway with deep understair storage cupboard. Lovely sitting room with double windows to front having the original timber panelled surround and working window shutters. Ornate ceiling cornice and centre rose. There is a lovely timber fire surround with cast iron insert, tiled side panels with slate hearth and living flame gas fire. Spacious dining room with French doors which open out to the rear, marble fire surround with cast iron inset basket, slate hearth and living flame gas fire. Good sized kitchen/dining room which is fitted with a range of top and base units which incorporate drawer storage. A particularly attractive feature of this room is the red Rayburn stove. There is ample space for a family dining table and chairs. There is access to the rear garden from this room. The first floor accommodation is accessed via a carpeted turned staircase with glazed cupola over. At mezzanine level there is a good sized double bedroom and a shower room white wc, wash-hand basin and large shower cubicle with Triton electronic shower and fully tiled walls to shower area. Bright spacious, master bedroom with window to front and wash hand basin. Two further double bedrooms (with wash hand basins). Family bathroom which is fitted with a three piece coloured suite. The property has gardens to front and rear.

LOCATION

This property is situated in the very popular area of Morningside which has a wide range of properties. The area has excellent shopping facilities including a Waitrose supermarket, M&S Food store, banks and building societies. There is also a theatre and cinema. Leisure activities are well provided for including Braid Hills Golf Course, the nature trail at Hermitage Braid and a sport centre at nearby Craiglockhart. There are excellent state and private schools and there is easy access to Edinburgh and Napier University. The catchment schools are South Morningside and St Peters Primary schools and Boroughmuir High school. There is easy access to the airport and the central road network and Edinburgh Airport.

FIXTURES AND FITTINGS

Extras to be included in the price are some carpets and some light fittings.

Please note that the tiles above the cooker will be removed and therefore not included.

PARKING

Parking is by means of residents' parking permits and payable meters.

GARDENS

To the front of the property the garden is in the main down to lawn with planted borders and a paved path giving access of the house. The garden to the rear of the property is fully enclosed and has a timber sun house and brick shed. The garden is in the main down to lawn with planted borders which house a variety of fruit trees and fruit bushes and plants and shrubs.



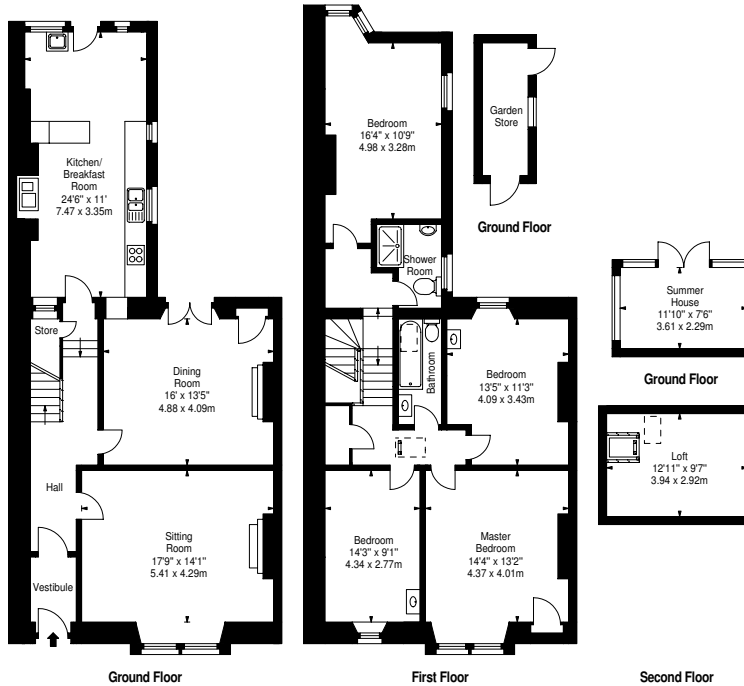






Nile Grove, EH10 4RE
 Approx. Gross Internal Area
 2009 Sq Ft - 186.64 Sq M

Summer House & Garden Store
 Approx. Gross Internal Area
 140 Sq Ft - 13.01 Sq M



For identification only. Not to scale.
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1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

