

MORTON FRASER

SOLICITORS



MORNINGSIDE
243 (1F3) Morningside Road, EH10 4QU

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EH10 4QU

VIEWING

By appointment telephone
0131 247 1010

PRICE

Offers Around £170,000



Bright and spacious first floor flat located in the heart of Morningside. The accommodation comprises hall with entryphone system and deep storage cupboard. Lovely sitting room with window to front having the original timber panelled surround and newly fitted windows. This room retains its period features in the ornate ceiling cornice and centre rose. Timber fire surround with slate insert and cast iron living flame basket fire with marble hearth. Good sized double bedroom with window to rear with shelved storage below and plain ceiling cornice. Bathroom with modern white suite comprising wc, wash-hand basin and bath with Mira sport shower over and fully tiled to bath area. The flat has a spacious dining kitchen with ample space for a table and chairs in the dining recess. The kitchen area is fitted with a selection of top and base units, fitted worktops, stainless steel sink unit and gas hob, electric oven, cooker hood, and automatic washing machine. Good sized box room with laminate flooring. There is Planning Permission and plans available to relocate the kitchen to the box room. Shared garden/drying area.

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 hall, banks and building societies. There is also a theatre and cinema and leisure activities are well provided for including Braid Hills Golf Course, the nature trail at Hermitage of Braid and a sport centre at Craiglockhart. There are excellent state and private schools and there is easy access to Edinburgh and Napier University. Access to the airport and other routes is via the city by-pass.

PARKING

There is residents' permit parking within the area. In addition there are payable meters

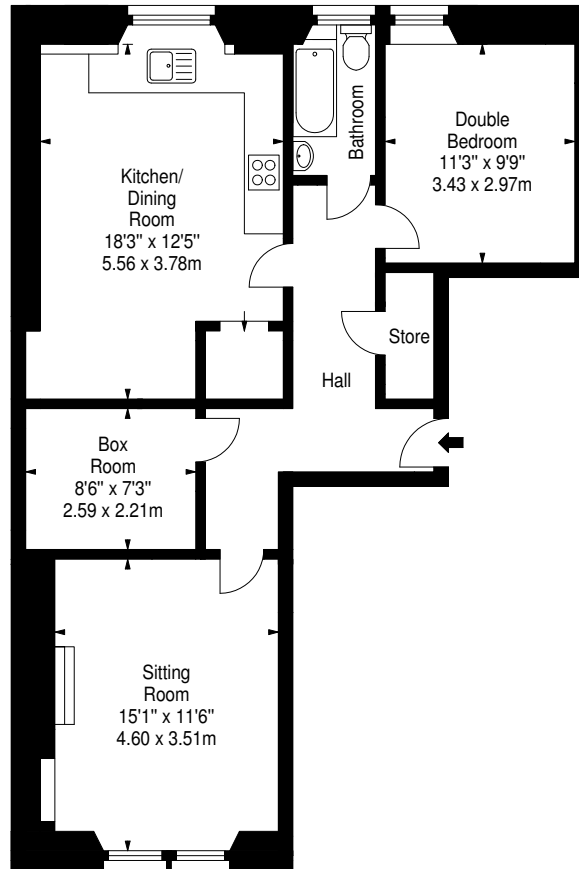
GARDEN

The property has a shared garden/drying area located to the rear.

INFORMATION NOTE

The sellers have Building Warrant and plans available for the relocation of the kitchen to the box room allowing the kitchen to become a good sized second bedroom which offers an excellent opportunity for a buy-to-let investor for a 2 bedroomed flat.

Morningside Road, EH10 4QF
Approx. Gross Internal Area
768 Sq Ft - 71.35 Sq M



First Floor

For identification only. Not to scale.
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MORTON FRASER LLP

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL

Tel: 0131 247 1010

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.

