



Morningside Drive
Morningside
EH10





A highly desirable and rarely available family house situated within the popular residential area of Morningside.

Description

This is an attractive property which provides ideal family accommodation in one of the most sought-after streets in Morningside. The location is peaceful and leafy, yet within easy walking distance of the shops and restaurants in Morningside. This handsome end of terrace house has been a much-loved home to the same family for many years. Now in need of refurbishment, the property offers a wonderful opportunity for buyers looking to create their own perfect home. The combination of flexible accommodation, generous back garden, large garage and private off-street parking makes this a very appealing property in a prime south side location.





The ground floor provides all of the living and entertaining space, consisting of a substantial sitting room to the front, and the dining room and kitchen to the back. The sitting room has a large bay window and beautiful period details, including impressive wooden flooring throughout. The dining room is well proportioned and sits adjacent to the kitchen. From here, there is access to a large utility room and separate WC, which then takes you directly to the private garden.

A beautiful staircase, crowned by a cupola, leads to the first floor. The large, principal bedroom is to the front of the house. Formerly the drawing room, this room has high ceilings, intricate cornice work, parquet flooring and a bay window which floods the room with natural light. Also on this floor are two further double bedrooms, a family bathroom and a shower room.

On the second floor are three further double bedrooms, benefitting from magnificent views over Edinburgh towards Corstorphine Hill and beyond. Completing the internal accommodation there is a substantial snooker room on the lower ground floor, again offering ample room to modify, along with an equally large storage/cellar and WC.

Outside, the property benefits from a garage as well as private off-street parking.





Features include:

- A prime Morningside address
- Numerous period details
- Substantial floor size
- Attractive private gardens
- Garage
- Off street private parking
- End terrace
- Easy walking distance to shops, restaurants and cafes in Morningside



Location

Morningside Drive is a prestigious, tree-lined avenue within the Morningside Conservation Area. The area has a vibrant and prosperous community with handsome houses and a wide variety of specialist shops, delis and restaurants. There are a number of leisure facilities including Mortonhall, Braid Lawn Tennis Club and The Merchants of Edinburgh Golf Club. The renowned independent Dominion Cinema is within easy walking distance. The open spaces of the Hermitage of Braid and Blackford Hill are also close by. Edinburgh is renowned for its schooling and further education, including the University of Edinburgh and Edinburgh Napier University.



The property is located within the South Morningside Primary and Boroughmuir Secondary catchment areas. The private sector schools of George Watson's College, George Heriot's and Merchiston Castle are all close to hand. The City Bypass is a short drive away, offering direct access to the Queensferry Crossing and Edinburgh International Airport. The area is serviced by good train and motorway links, and an excellent bus service.

Financial Guarantee/ Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Council Tax

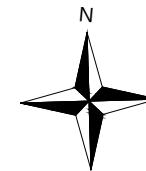
Band G



Approximate Gross Internal Floor Area

3,507 sq ft / 325 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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