



MORNINGSIDE
DRIVE

EDINBURGH

Welcome to beautiful Morningside Drive

An outstanding new development of seven
luxury apartments set in one of Edinburgh's
most sought after residential areas.





CONTEMPORARY DESIGN AT ITS VERY BEST

64-68 Morningside Drive offers all the modern benefits that owners expect. It is highly energy efficient and provides stunning, stylish interiors.

Each apartment is finished to an exceptional standard using the highest quality materials and finishes.



A QUIET CORNER OF A BUSTLING SUBURB

The development has excellent transport links yet sits on a lovely, quiet street. Edinburgh city centre is readily accessible by bus on routes 5, 11, 15, 16, 23 and 36. These buses can be caught just round the corner and route 36 itself goes directly down Morningside Drive.

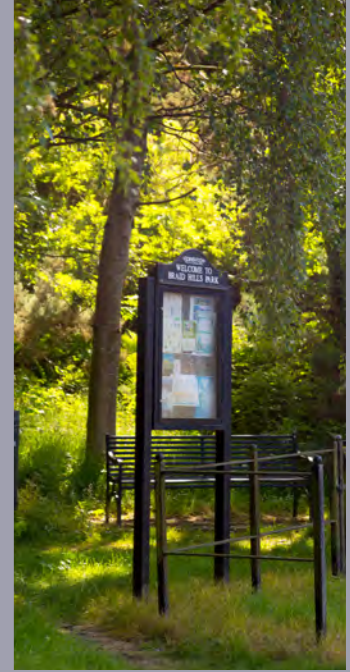
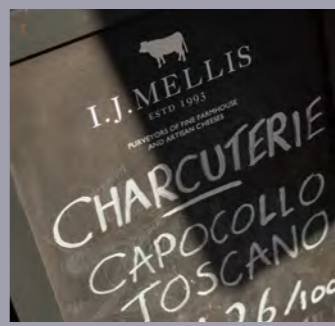
Fantastic green spaces are only minutes away. Morningside Park sits immediately behind the development and the Braids with the Royal Observatory is nearby. The Meadows is a twenty-five-minute walk away, and Edinburgh Napier University campuses are nearby, as is The Royal Edinburgh Hospital.



A VIBRANT NEIGHBOURHOOD MORNING, NOON & NIGHT



Morningside is blessed with a wide range of cafés, bars, restaurants, and independent shops as well as having a Waitrose and M&S Food on the doorstep. There is also a public library and post office, the local Church Hill Theatre and Dominion cinema.



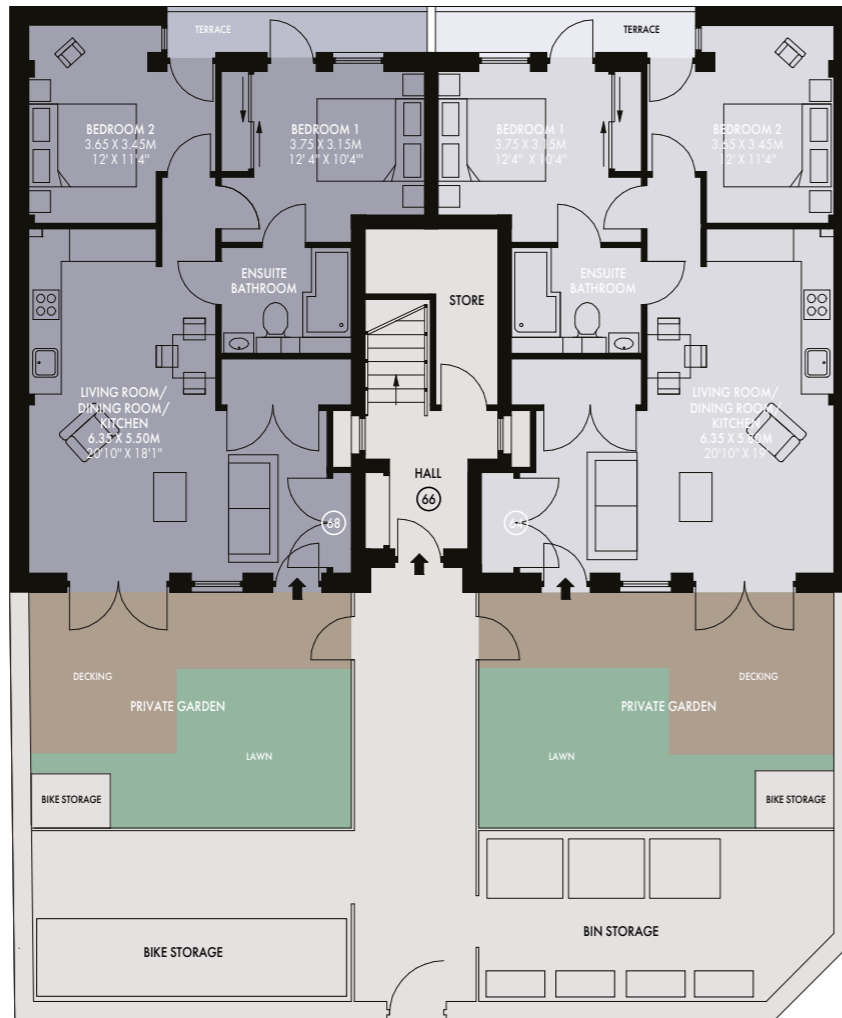
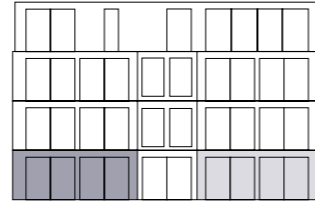
AMENITIES

- 1 Dominion Cinema
- 2 Waitrose
- 3 The Merlin Pub
- 4 Pizza Express
- 5 Matto Pizza
- 6 M&S Food
- 7 Public Library
- 8 The Lane Boutique Hotel
- 9 Canny Man's Pub
- 10 I.J Mellis
- 11 Karine
- 12 The Italian Kitchen
- 13 The Waiting Room Pub
- 14 Lindsay & Gilmour Pharmacy
- 15 The Hermitage Bar
- 16 New Xi'an Chinese Restaurant
- 17 South Morningside Primary School
- 18 Morningside School of Music
- 19 The Lodge Coffee House
- 20 Mortonhall Tennis Club



The development is within the school catchment area of the excellent South Morningside Primary and Boroughmuir High schools. There is also good access to many of the city's independent schools including George Watson's College, George Heriot's, and Merchiston Castle on the south side of the city.

GROUND FLOOR



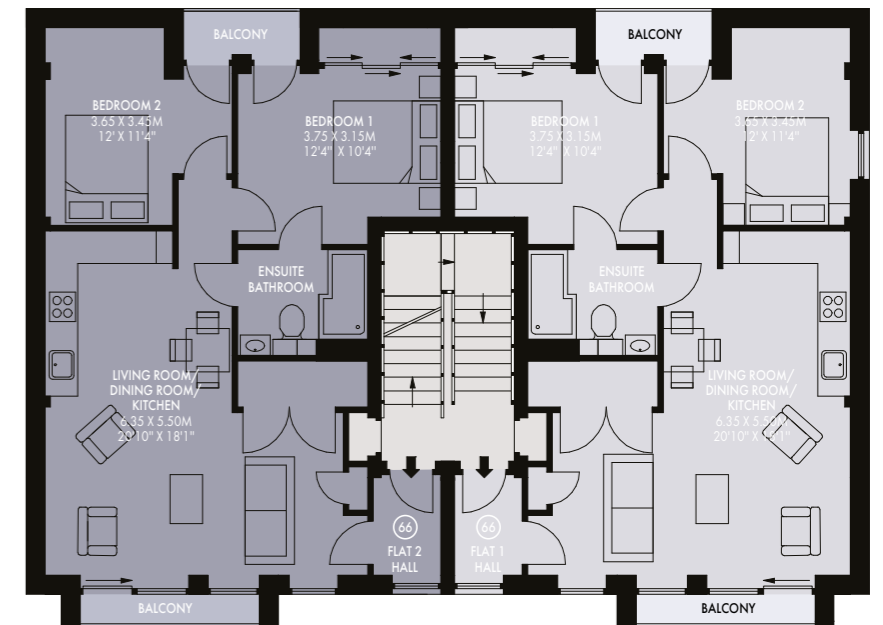
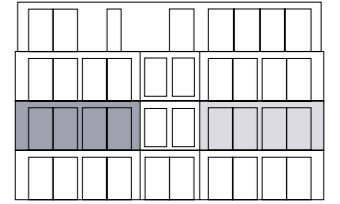
64 Morningside Drive

Approximate gross internal area:
663 sq ft – 61.59 sq m

68 Morningside Drive

Approximate gross internal area:
674 sq ft – 62.61 sq m

FIRST FLOOR



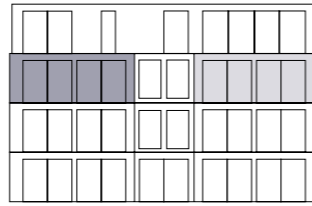
Flat 1

Approximate gross internal area:
709 sq ft – 65.87 sq m

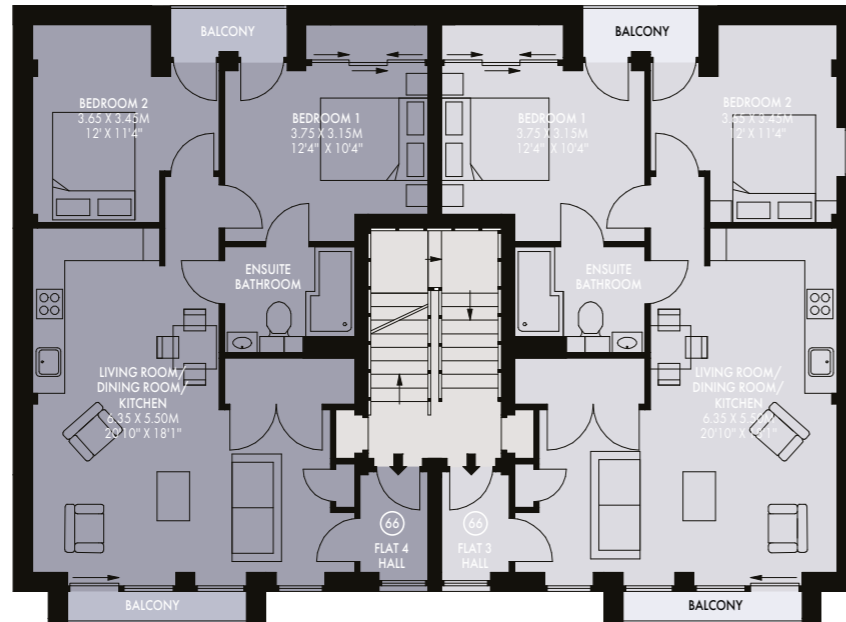
Flat 2

Approximate gross internal area:
707 sq ft – 65.68 sq m

SECOND FLOOR



NORTH



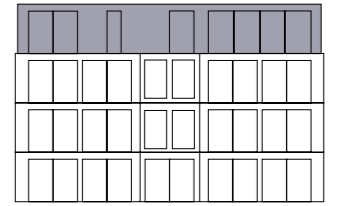
Flat 3

Approximate gross
 internal area:
 709 sq ft – 65.87 sq m

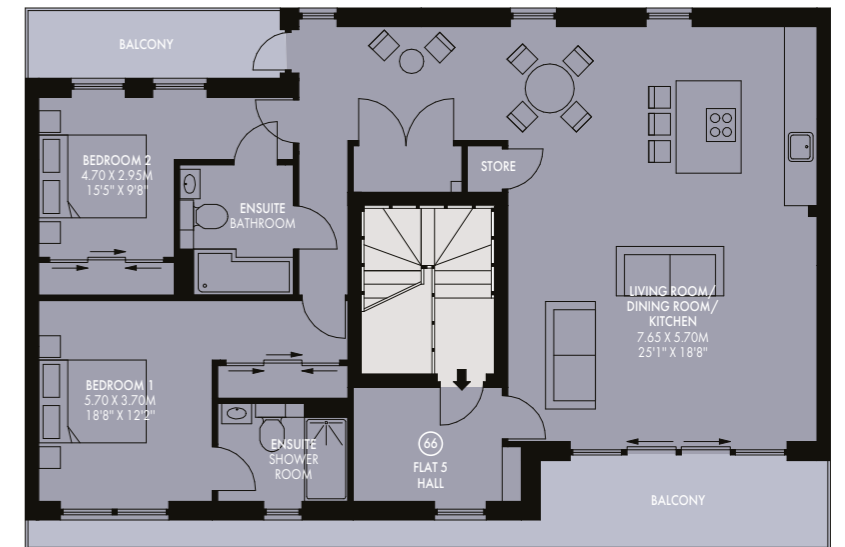
Flat 4

Approximate gross
 internal area:
 707 sq ft – 65.68 sq m

THIRD FLOOR



NORTH



Flat 5

Approximate gross
 internal area:
 1,127 sq ft – 104.7 sq m

SPECIFICATION



The ground floor apartments are accessed via their own main doors, the flats on the upper floors are accessed from a smart communal entrance hall and stair. At the front of the building will be secure bike storage and communal bin storage.

Each apartment is light and spacious, featuring high-end fully fitted kitchens, bathrooms and flooring as standard.

Construction

- Steel frame with concrete floor
- Stone and brick elevations
- Mixed palette of contemporary and traditional materials
- Double and triple glazing

Floor coverings

- High quality engineered hardwood flooring to living areas
- High quality carpeting to bedrooms

Heating

- Air source heat pumps for each apartment
- Efficient underflow heating throughout
- Smart, remotely operable thermostats

Electrical and Lighting

- High quality LED downlighters throughout
- Feature pendant lighting in selected areas
- Video entry system

Bathrooms

- High quality bathroom fittings
- De-misting mirrors
- Underfloor heating
- Heated towel rails

Bedrooms

- All apartments have built-in wardrobes

Kitchens

- Bespoke kitchens designed by award winning Silver Birch Interiors
- Nolte work surfaces
- Siemens appliances
- Elica Prime downdraught induction hob in penthouse
- Utility cupboard/space in each apartment
- Washer dryer appliance included

Services

- High speed BT fibre connections
- Mains operated smoke and CO2 detectors
- Fire sprinkler system
- TV points in selected bedrooms

Outdoor space

- All apartments benefit from balconies or terraces
- Ground floor properties have gardens
- Bike stores for each property
- Permit parking available via application

Common areas

- Secure entrance hall
- Factor service administering common grounds and services

Warranty

- 10-year ABC Guarantee

NET ZERO

The development has been designed to be “Net zero ready” which means that as soon as energy supplies become fully net zero, the building will be too. As the proposed design removes the requirement for fossil fuels and provides a highly efficient heating solution using electricity, it will allow the development to decarbonise alongside the electrical grid. To achieve this the building has been designed to meet and surpass all current and planned future building standard design requirements using design elements including the following:

- Optimised levels of fabric insulation.
- Reduced levels of air permeability in order to minimise uncontrolled heat gains or losses.
- The use of low energy variable speed drives and motors.
- The installation of smart, automated thermostats, movement sensors etc to minimise and optimise plant and lighting operation.
- Installation of low energy lighting schemes throughout.
- Air source heat pumps.
- Underfloor heating.

As such, owners can expect significantly reduced running costs and a building that is future proofed in terms of the requirements of current and future building standard requirements.

Further information can be provided on request.



MORNINGSIDE
DRIVE

A Development by:

NORTH

For further details, please contact:



Neil Scott

neil.scott@knightfrank.com

Rosi Dow

rosi.dow@knightfrank.com

0131 222 9600