



Estate Agents and Solicitors

5/11, Bruce Street, Morningside, Edinburgh, EH10 5JE

Tastefully Presented, One-Bedroom, Second Floor Flat

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Property Description

Tastefully presented, one-bedroom, second floor flat, set quietly to the rear of a traditional stone-built tenement.

Situated in an end-of-cul-sac position with open-views, the property is located in the highly desirable Morningside area, just south of Edinburgh city centre.

Comprises: an entrance hall, open plan living/dining room and kitchen, double bedroom, utility cupboard, and a shower room.

The property is brought to the market significantly upgraded, including solid oak flooring throughout, SMEG appliances, fire-rated doors, and an exceptionally stylish bathroom with quartz tiling.

In addition, there is contemporary lighting, double glazing, tall ceilings, good integrated storage, a secured entry system, a shared garden, and unrestricted street parking.

An entrance hall gives access to each room within and provides storage cupboards and a utility room. The open plan living room/kitchen features solid oak flooring, spotlighting, a SMEG fire and a modern fitted kitchen with worktops, sink, an electric hob, fridge/freezer and a freestanding dishwasher.

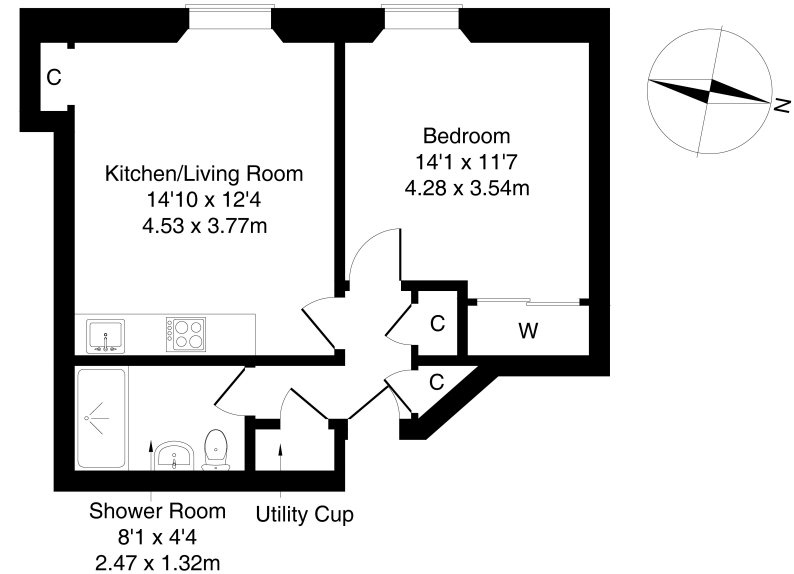
The bedroom is fitted with built-in wardrobes, solid oak flooring which continues throughout the property and a light fitting. Completing the accommodation, the stylish bathroom is fitted with a two-piece suite, a large mains shower cubicle and quartz tiled walls.

A 360 Virtual Tour is available online.



5/11 Bruce Street, EDINBURGH, EH10 5JE

Approximate Gross Internal Area: (452 sq ft - 42 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Morningside is a highly-desirable residential area to the south of Edinburgh city centre, with the bustling local streets offering popular bistros, restaurants, bars, cafes, and specialist shops, together with one of the city's two Waitrose supermarkets. Schooling in the local area include the highly-esteemed South Morningside Primary, St Peter's RC Primary, Boroughmuir High School, and

many renowned private schools. Morningside is known for its leisure provision including the Dominion Cinema, public parks such as Braidburn Valley and the Hermitage of Braid, as well as various golf courses and sports centres. The A702 offers access to the city bypass to the south, whilst regular bus services are available from the A702 and Morningside Drive.





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