



Estate Agents and Solicitors

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

Tastefully Presented, One-Bedroom, Second Floor Flat

Up to date price and viewing info at mov8realestate.com/property



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.

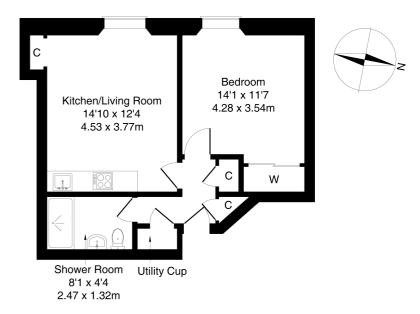
The bedroom is fitted with built-in wardrobes, solid oak flooring which continues throughout the property and a light fitting. Completing the accommodation, the stylish bathroom is fitted with a two-piece suite, a large mains shower cubicle and quartz tiled walls.

A 360 Virtual Tour is available online.



mov⁸ 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.



















Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.