



Thorntons 
The right way to move

22/3 Newbattle Terrace

Morningside, Edinburgh EH10
4RT





Summary

Located on the leafy street of Newbattle Terrace, this two-bedroom flat in a traditional building in Morningside enjoys a spacious living/dining area with a balcony, a well-integrated breakfasting kitchen with fitted units, and two spacious, south-facing bedrooms with basins and fitted storage, including a principal bedroom with an en-suite WC. Completing this attractive home is a modern shower room. Morningside is home to excellent amenities, including a UNESCO World Heritage site, shops for everyday essentials, eclectic cafés, leisure facilities, transport links connecting the city, and abundant greenery. Extras: All fitted floor and window coverings, light fittings, and kitchen appliances included in the sale.

Features

- Top-floor flat in Morningside
- Stunning skyline/canopy views
- Living/dining room with balcony
- Well-integrated breakfasting kitchen
- South-facing principal bedroom with fitted storage and en-suite WC
- South-facing double bedroom with fitted storage
- Modern shower room
- Secure shared entrance and stairwell
- On-street parking
- Electric heating



“Enjoy a good-sized living/dining room boasting a generous balcony and an attractive breakfasting kitchen.”







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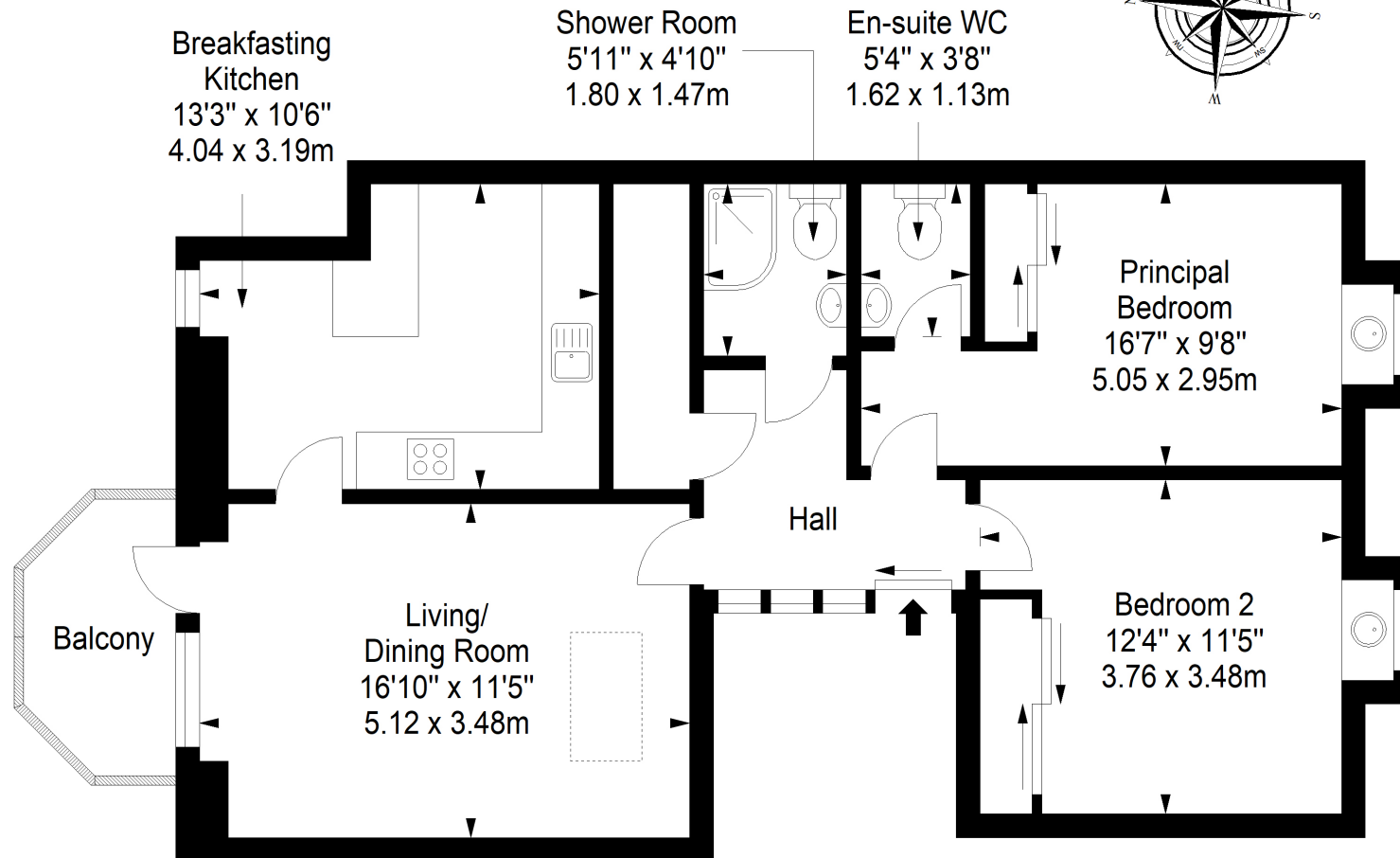
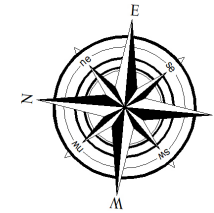
"Two south-facing double bedrooms with basins and double-glazed windows."



Floorplan

Second Floor

Approx. 72.0 sq. metres (775.0 sq. feet)



Total area: approx. 72.0 sq. metres (775.0 sq. feet)



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