



MACWOOD



1/8 MORRISON CIRCUS,
EDINBURGH, EH3 8DW

WHAT YOU NEED TO KNOW



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MacWood are delighted to bring a modern two bedroom, second floor apartment located in the heart of Haymarket, close to excellent local shopping, restaurants and public transport including the tram network. Enjoying prime quiet cul-de-sac position benefiting from private residents parking, An ideal purchase for the professional first-time buyer or buy to let property investor offering the property benefits from electric heating, double glazing and excellent storage, and has just been decorated throughout.

The main living area features dual aspect windows which brings in a plentiful supply of natural light, and there is ample space to accommodate dining facilities if required. The kitchen is arranged in an L-shape to one side, maximising the sense of space for seated dining. Appliances include an integrated oven and electric hob with an extractor hood above, and a free standing washing machine.

The two spacious bedroom offers convenient storage with built-in wardrobes, carpeted flooring, and a generous window affording plenty of natural light. Completing the accommodation and set internally off the hall, the contemporary bathroom has a white three-piece suite with an electric shower unit over the bath.

Externally the property benefits from a private residential parking space and communal grounds.



OUR EXPERT SAYS...

This apartment is in prime location being in the heart of Haymarket, having an abundance of local amenities and facilities on your door step.

**- Cherlyn Simpson,
Sales Negotiator**

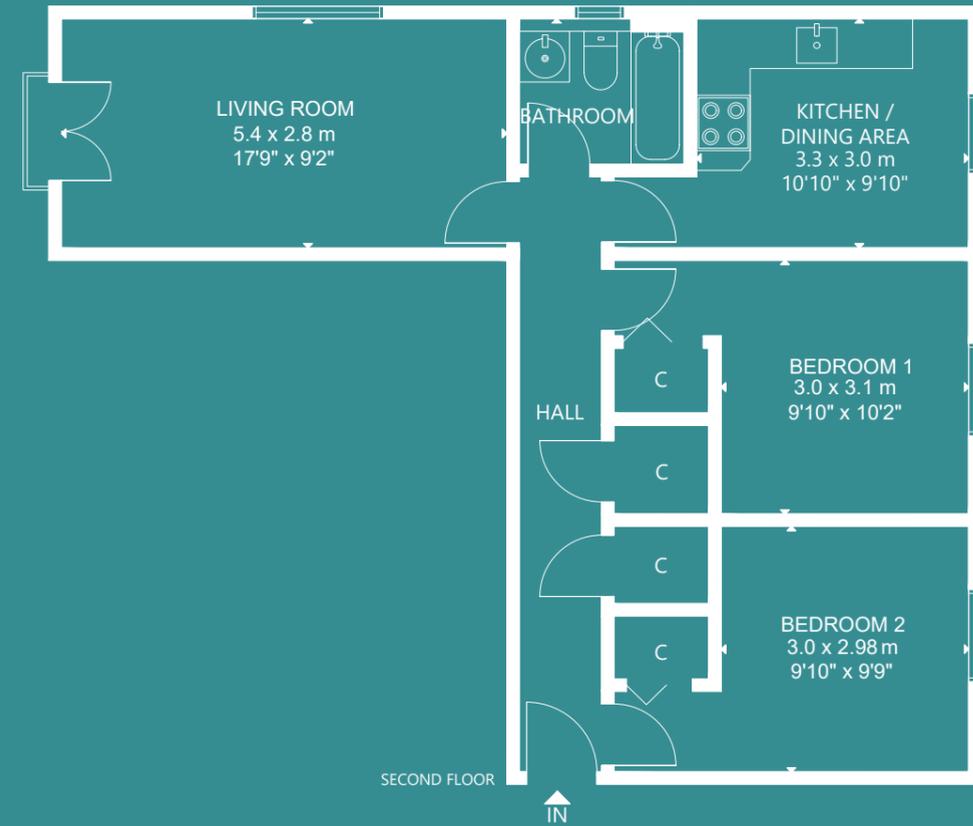


706 FT²

PLEASE NOTE THAT THE IMAGES WITHIN THIS BROCHURE HAVE BEEN VIRTUALLY STAGED.



FLOORPLAN



A bright, spacious second floor apartment located in the heart of Haymarket, which really can be described as 'walk-in' condition, having been recently painted and new floor coverings fitted. Entrance to the property is gained from the security controlled communal stairwell and into the reception hallway with useful storage cupboards.

The property benefits from double glazing and electric heating to ensure year round comfort.



LOCATION

Morrison Circus is situated in the popular area of Haymarket, which is located west of Edinburgh city centre. It is a bustling area with many local amenities and facilities including a wide array of restaurants, bars and coffee shops, along with Haymarket Train Station which is easily accessible by foot.

Both the West End and the City Centre are conveniently close to hand and offer a wide array of shopping and entertainment options. Other local facilities include Fountain Park Entertainment Centre, which includes a bowling alley, restaurants, gym and a multi screen cinema, and the new nearby development underway by QMile Group providing offices and further retail shops and restaurants which makes it the perfect place for al fresco socialising all year round.

Regular buses provide quick access to and from the city centre; there is also easy access to Edinburgh Trams, which are ideal for travel to and from the airport. The A8 is nearby and provides motorists with a direct link to the City Bypass, which in turn leads to The Queensferry Crossing and the main motorway networks.



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**TO REGISTER YOUR
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