

# Portolio



## MORNINGSIDE ROAD

Edinburgh, EH10 4QT

**Fixed Price £324,995**

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Three bedroom property in central Morningside. This 2nd floor property is a ready to go buy-to-let investment with 3 bedrooms, internal kitchen, lounge, and bathroom with electric shower. The property benefits from gas central heating, double glazing, traditional features, and being complain for the rental market. The HMO licence is currently being renewed.

Morningside is a very popular area in the south of the city which offers an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is excellent and the property is in the catchment for the new Canaan Lane, Bruntsfield & St Peters primary schools and Boroughmuir High School, and is walking distance to George Watsons.

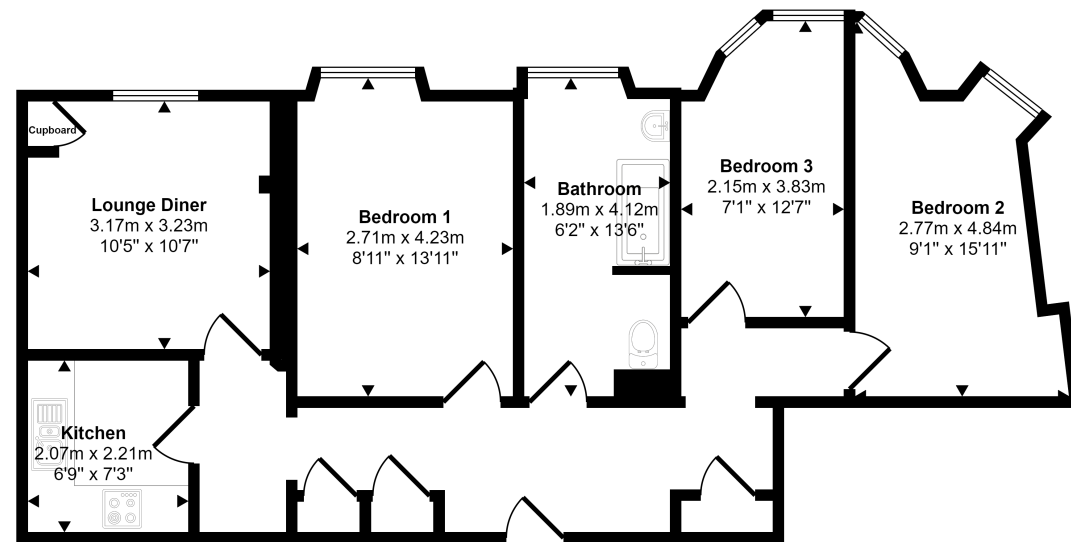
There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, with a range of gyms/leisure facilities a short drive away. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills & Braidburn Valley Park, and there is a children's swing park just around the corner. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.



## FEATURES

- Buy-to-let Investment
- Three double bedrooms
- Home Report £325,000
- £20,000 discount on HR value
- Potential Rental Income £23,400pa
- EPC Rating:C
- Gas central heating
- Double glazed windows
- 80 sq m
- Price includes all furniture

Approx Gross Internal Area  
71 sq m / 769 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.