



3/13 Bruce Street, Morningside, Edinburgh, EH10 5JE

Well-Proportioned, One-Bedroom, Third (Top) Floor Flat

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Property Description

Well-proportioned, one-bedroom, third (top) floor flat, set to the front of a traditional stone-built tenement. Set in a cul-sac position, 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, and a bathroom.

Requiring upgrading, features include a fitted kitchen with appliances, modern flooring, double glazing and a flexible bedroom wardrobe recess.

In addition, there is a secured entry system, a highly maintained shared garden, and zoned street parking.

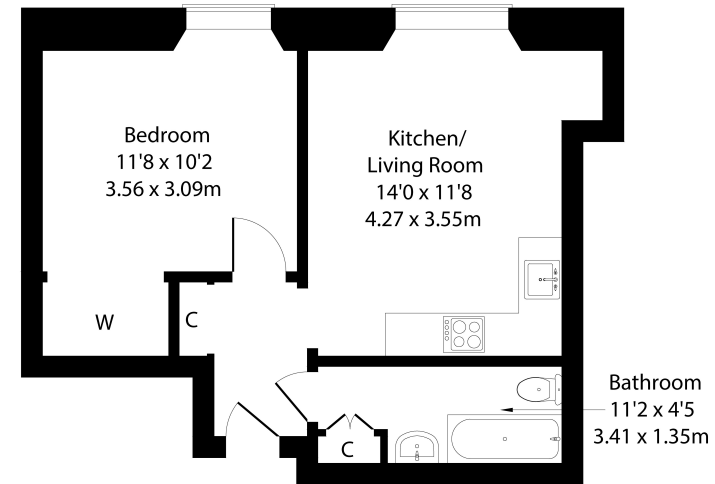
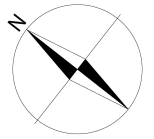
The entrance hall affords access throughout the property and features a recessed cupboard with shelves and the secured entry system. The open-plan living room offers ample space for dining and features laminate flooring, an "Edinburgh press" with shelves and a light fitting. Set to the rear of the room, a fitted kitchen has a tiled surround and a sink with drainer, with appliances including an electric cooker, a washing machine and a fridge/freezer.

The double bedroom features laminate flooring, a central light fitting and a wardrobe recess offering superb storage. Completing the accommodation, set internally off the hall, the bathroom is fitted with a three-piece suite including an electric shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (420 sq ft - 39 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 includes the highly-esteemed South Morningside Primary, St Peter's RC Primary, Boroughmuir High School, and

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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