



3/4, Belhaven Terrace, Edinburgh, EH10 5HZ

Light and Tastefully Presented One-Bedroom, First-Floor Flat

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Property Description

Light and tastefully presented one-bedroom, first-floor flat, forming part of a traditional stone-built tenement. Located in Edinburgh's highly sought-after Morningside area, just south of the city centre.

Comprises an entrance hallway, living room, dining/kitchen, a double bedroom, a box/study, and a bathroom.

With fresh neutral decor throughout and an open outlook to the front, it is positioned in a vibrant, well-connected location. Highlights include tall ceilings and generous room sizes, ornate cornice-work and feature fireplaces.

In addition, there is a modern fitted kitchen, stylish bathroom, gas central heating and sash and case windows. Externally, there is a shared garden to the rear, with zoned and metered street parking to the front and surrounding streets.

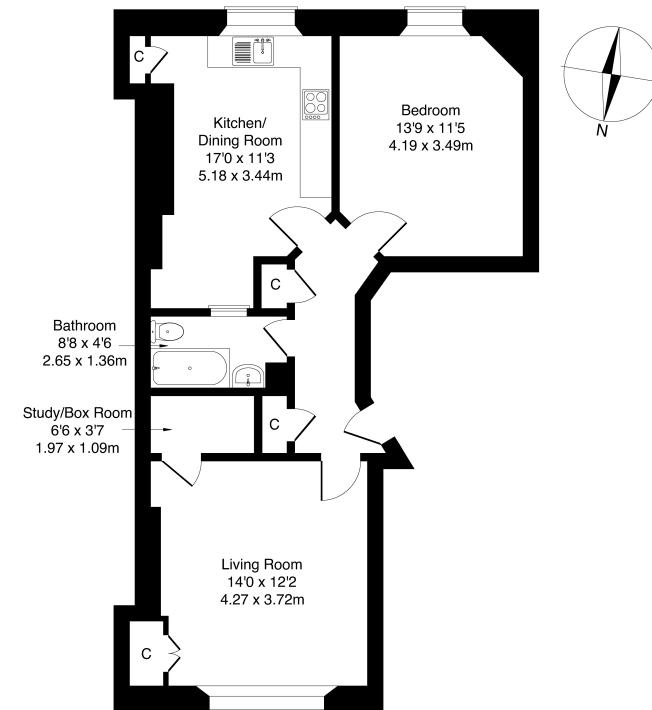
An inviting entrance welcomes you and provides access across all rooms within the property, leading through to the living room, which is finished with carpeted flooring and features a fireplace, making it an ideal space for entertaining, with a useful box room/study area set just off the living room providing a versatile additional space.

Heading through to the kitchen, you will find wood-effect flooring with ample space for a dining table and chairs; the kitchen is fitted with granite worktops and matching units, a stainless-steel sink with drainer, an integrated oven and gas hob with canopy above, as well as a washing machine and fridge/freezer. The bedroom is finished in light, tasteful décor with carpeted flooring and also benefits from a feature fireplace. Completing the property is the bathroom, comprising a three-piece suite with an electric shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (700 sq ft - 65 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 south of Edinburgh city centre. Its lively local streets feature popular bistros, restaurants, bars, cafés, specialist shops, and one of the city's two Waitrose supermarkets. The area offers excellent schooling options, including South Morningside Primary, St Peter's RC Primary, Boroughmuir High School, and many well-regarded private schools.

Morningside is also known for its leisure facilities such as the Dominion Cinema, public parks like Braidburn Valley and the Hermitage of Braid, along with several golf courses and sports centres. The A702 provides access to the city bypass to the south, and regular bus services run from both the A702 and Morningside Drive.





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