



42/6 Morningside Road, Greenhill, Edinburgh, EH10 4BZ

Rarely Available, Three-Bedroom, Third (Top) Floor Flat

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Property Description

Rarely available, light and well-presented, three-bedroom, third (top) floor flat, forming part of a traditional stone-built tenement. Located in Edinburgh's highly sought-after Greenhill district, to the south of the city centre. Comprises an entrance hallway, living room, dining room, kitchen, three double bedrooms and a bathroom.

With superb skyline views including Arthur's Seat, this period property features tall ceilings and generous room sizes, ornate cornice-work and feature fireplaces. Furthermore, the property has also recently been fitted with internal wall insulation throughout.

In addition, there is a gas central heating, sash and case windows, good storage provision, a secured entry system, and a well-maintained shared garden.

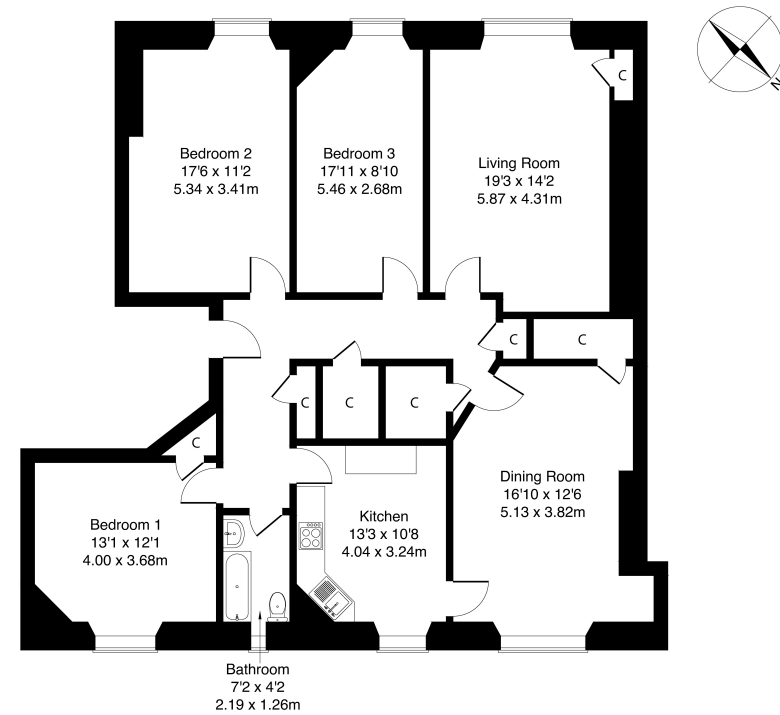
A welcoming and spacious entrance hall affords access throughout the property, and features superb storage provision including four built-in cupboards. Set to the front, the tastefully finished living room features a southerly-west facing window allowing plentiful natural light, a fireplace surround, a press cupboard and impressive ornate cornice work. To the rear, the dining room offers a further family area, with carpeted flooring, a fireplace surround and a press cupboard. With dual access from the dining room and hall, the kitchen offers space for further dining, whilst fitted units include a sink with drainer, a gas cooker, a washing machine and a fridge/freezer.

Bedroom one is set to the rear, with carpeted flooring and a built-in cupboard; whilst two further generously sized bedrooms are set to the front, similarly finished with carpeted flooring, cornices and plenty of space for freestanding furniture and storage, with bedroom three also featuring a fireplace surround. Completing the accommodation, the bathroom is fitted with a three-piece suite including an electric shower over the bath and tiled splash walls.

All white goods are included in the sale.

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Approximate Gross Internal Area: (1485 sq ft - 138 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Greenhill is a prestigious location, situated between the Marchmont and Morningside areas of Edinburgh, and provides quick access to the city centre and University district. Morningside and Bruntsfield provide an excellent range of quality specialist retailers and a variety of cafes, bars and restaurants. Food shopping is also catered for by a Waitrose supermarket, a Marks & Spencer food





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