



# 243

**243/10 MORNINGSIDE ROAD  
MORNINGSIDE  
EDINBURGH  
EH10 4QU**

This bright and well presented top (4th) floor flat displays a number of attractive features and forms part of Edinburgh's fashionable and much sought after Morningside district. Handsome 4th floor flat with open view, fantastic potential for 2nd bedroom subject to the usual planning consents.

Shared entrance, reception hallway, twin windowed sitting room, modern fitted dining sized kitchen, double bedroom, versatile boxroom and modern shower room.

Modern gas central heating, double glazing and shared rear garden.

**Russel+Aitken**  
solicitors and estate agents





## GENERAL DESCRIPTION

This bright and well presented top (4th) floor flat displays a number of attractive features and forms part of Edinburgh's fashionable and much sought after Morningside district. Handsome 4th floor flat with open view fantastic potential for 2nd bedroom subject to the usual planning consents. The property's spacious accommodation comprises – reception hall with doors to all rooms and storage cupboard off; attractive front facing twin windowed sitting room with feature fireplace and open views; modern fitted dining sized kitchen with rear facing window and a number of integrated appliances included in the sale price; double bedroom with rear facing window which enjoys an attractive outlook; versatile boxroom off the hallway with fitted platform; modern fully tiled shower room with rear facing window.

The property's specification includes modern gas central heating and is double glazed. Externally to the rear there is an attractive shared garden.

## SITUATION

Morningside is a sought after area which lies a short distance to the south of the City Centre. It has long been regarded as one of Edinburgh's best shopping areas, and its amenities are on a par with anything Edinburgh has to offer. Leisurewise the choice is first class and includes a number of bars, restaurants, coffee shops, theatres and cinemas. There is good quality schooling, both in the public and private sectors. Pleasant walks are available within the Blackford and Braid Hills and the Hermitage of Braid. The City Centre itself can be accessed in a matter of minutes by car or public transport and the by-pass is also easily accessible.



## ACCOMMODATION

(All sizes approximate and at widest point)

SITTING ROOM 15'1" x 109" 4.60m x 3.29m  
DINING KITCHEN 18'5" x 10'10" 5.61m x 3.32m  
BEDROOM 12'0" x 9'6" 3.67m x 2.91m  
BOXROOM 7'6" x 7'3" 2.30m x 2.23m  
SHOWER ROOM 7'1" x 4'5" 2.16m x 1.34m

## ENTRY

By Arrangement.

## PRICE & VIEWING

For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or [www.espc.com](http://www.espc.com)

## ENERGY EFFICIENCY RATING: C

## NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.







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Schematic Diagram only - Not to scale



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