



## Morningside, Edinburgh

132/4 WHITEHOUSE LOAN, EDINBURGH EH9 2AN

Beautiful second floor flat within a stunning period property with superb views and a lovely communal garden, located in a highly sought after area, close to excellent amenities. A private parking space pertains to the property.

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## DESCRIPTION

This lovely second floor two bedroom flat forming part of a stunning period property conversion located in the heart of the highly sought after and prestigious Bruntsfield area of Edinburgh. Entered via a well maintained shared entrance hall and carpeted staircase the property opens into a bright hallway leading to an inviting living room/dining room with a recessed twin window unit providing an ideal area for dining with superb views. The kitchen is accessed from the lounge/dining room and boasts two feature stained glass windows and a good range of modern units with wooden work surfaces, tiled splash back and a white ceramic sink with mixer tap. There is a large double bedroom with extensive fitted wardrobes and a second bedroom or home office. To complete the accommodation is a bathroom with a three-piece white suite with a shower over the bath, a large vanity mirror and partial wall tiling. The property has sanded flooring to many rooms, some attractive period features, gas central heating, a floored attic (providing a large area for additional storage) and benefits from access to a lovely, well-tended communal garden and private parking space. Early viewing is highly recommended to fully appreciate the accommodation on offer.

## LOCATION

The property is situated in the fashionable Bruntsfield area of the city within walking distance of Morningside and Marchmont providing a unique village feel location. The area is popular with families, professionals, and students alike. Shopping facilities in Bruntsfield are excellent with both small independent shops and deli's. Morningside Road (a short walk away) is lined with an unrivalled selection of independent shops cafes, bistros as well as a Waitrose and M&S supermarket. Bruntsfield, Morningside and Marchmont also offer a diverse range of authentic pubs and restaurants. Cameron Toll Shopping Centre, with a large Sainsbury supermarket, and Fort Kinnaird Retail Park are also nearby. Further entertainment options are provided by the boutique Dominion Cinema and well-known Churchill Theatre. The City Centre with its impressive range of shopping, bars, restaurants, theatres, museums and galleries is just a short walk or bus ride away. Leisure facilities include an excellent choice of parks with Bruntsfield Links and the Meadows just a few minutes away should you wish to relax and unwind. Fitness enthusiasts can visit Warrender Swim Centre (swimming pool, sauna and gym) Craiglockhart Leisure Centre (gym, Tennis and fitness facilities) or the Royal Commonwealth Pool. For the outdoors numerous golf courses, Craigmillar Park, Braid Hills, Blackford Hill, The Royal Observatory, Braidburn Valley Park, the Pentland Hills (including the Pentland Hills Regional Park for hiking, cycling and pony trekking) and Hillend Ski Centre are all just a short drive away. With all this and much more Bruntsfield is one of Edinburgh's most sought after locations to live.

Schooling is well represented at all levels, with renowned schools in both the public and private sectors. Edinburgh and Napier Universities are also both close by.

The area enjoys excellent and regular transport links to the City Centre and beyond with quick and easy access to the city bypass, Edinburgh Airport and the M8/M9 motorway networks.

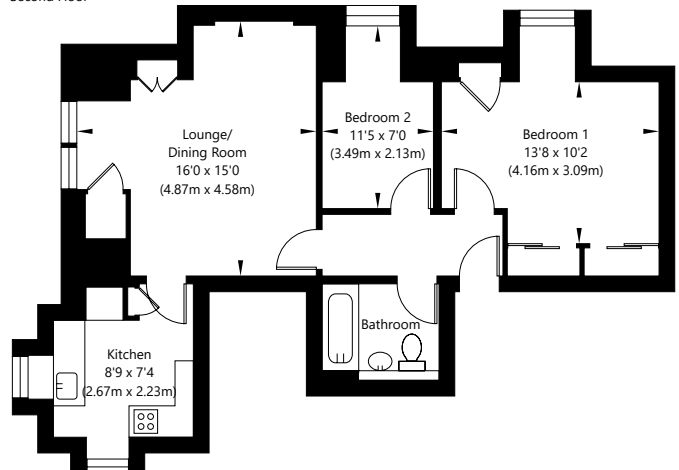
## EXTRAS

The hob, oven, extractor hood, dishwasher, washing machine and tumble dryer are all included in the sale.

COUNCIL TAX: Band D

Approx. Internal Area 59.14 Sq M / 637 Sq Ft.  
Not to scale. For identification only.  
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Second Floor



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