

## City Centre

216 (1F3) MORRISON STREET, EDINBURGH, EH3 8EA

**WILSON WARD**  
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Beautifully presented 1 bedroom first floor flat in a traditional tenement building in a prime city centre location, within walking distance of both Haymarket Train Station and the city centre.





## Property

- Hall
- Breakfasting Kitchen
- Shower Room
- Gas Central Heating
- Period Features
- Lounge/Dining Room
- Double Bedroom with Walk-in Wardrobe
- WC
- Double Glazing
- Communal Garden

## Description

Wilson Ward is delighted to bring to the market this beautifully presented first floor flat in a traditional tenement building with lovely period features. The large entrance hall leading to all rooms has oak flooring which extends to the living room and kitchen. There is an impressive bright lounge/dining room with a twin window to the front and attractive cornicework. The modern kitchen is well equipped with a good range of base and wall units and a useful fitted breakfast bar. There is a spacious double bedroom with generous fitted mirror sliding door wardrobes, a shelved press, and a large storage cupboard. The contemporary shower room has a tiled shower cubicle and wash hand basin and there is a separate WC compartment. The property benefits from gas central heating and double glazing and there is access to a communal garden to the rear which has been landscaped with stone chippings. Early viewing is highly recommended.

## Location

The property is located in a highly sought after area close to the West End of Princes Street offering easy access to the very best of the city centres excellent amenities and historical and cultural attractions.

On its doorstep or within walking distance there is a wonderful variety of trendy restaurants, upmarket bars and bistros. For the shopping enthusiast nearby George Street is the home to many designer stores and high end boutiques ending at the prestigious St James Quarter. Also close by are the renowned Usher Hall and Lyceum Theatre as are the Odeon Cinema, Fountain Park leisure complex (which includes a multi-screen cinema and Nuffield health fitness centre). For relaxation Princes Street Gardens and the world famous Edinburgh Castle are both only a short distance away as are idyllic strolls along the Water of Leith to picturesque Dean Village. There are also various local access points to the city's cycle path network and the Union Canal walkway which is also popular with cyclists, walkers and runners while Brunstfield links and the Meadows offer further vast open green spaces to relax in. Morrison Street is also surrounded by many other high amenity areas such as Tollcross, Bruntsfield, Dalry and Haymarket. It is also worth noting the proximity to the Haymarket Square development which will provide offices, leisure, retail, and hotel space.

The property is ideally placed for those working within the city centre or surrounding areas. For easy commute Haymarket Railway Station for travel beyond Edinburgh (with regular trains to Glasgow) and the Tram (running to Edinburgh International Airport or Leith and its shore area) are only a few minutes' walk. Thanks to its central location the property is also well served by regular buses connecting to the wider Edinburgh area (including night buses).

## Extras

The hob, oven and extractor hood, washing machine and fridge freezer are included in the sale and some items of furniture may also be available by separate negotiation.

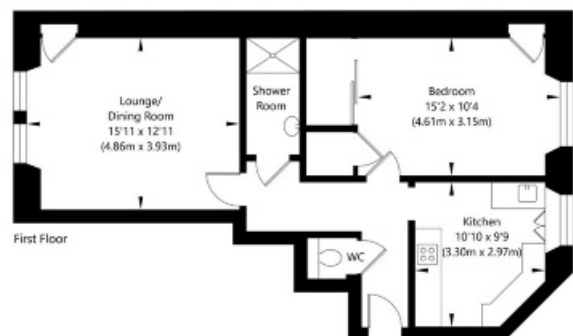
## Council Tax

Band C

## Viewing

By appointment with the selling agents. Telephone: 0131 467 7550

Approx. Internal Area 60.81 Sq M / 655 Sq Ft.  
Not to scale. For identification only.  
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