





## Welcome

Welcome to Morningside Terrace, a rarely available two-bedroom upper villa, enjoying a desirable position within the ever-popular Morningside area. Offering well-proportioned accommodation along with the added benefit of gated shared access, a private drying area and a charming courtyard, this attractive home is sure to appeal to a variety of purchasers. Situated within the highly sought-after Morningside district of Edinburgh, the property is ideally placed for an excellent range of local amenities, including independent shops, cafés, restaurants and supermarkets, along with convenient transport links to the city centre and surrounding areas. Early viewing is highly recommended to appreciate the accommodation and sought-after location on offer.

- Reception hallway with good storage options
- Bright and spacious living room
- Fitted kitchen
- Two double bedrooms
- Bathroom presented as a shower room
- Private drying area and courtyard
- Shared gated access
- Permit and metered parking available





## Morningside

Morningside Terrace is ideally positioned within one of Edinburgh's most sought-after and established residential areas. The neighbourhood is renowned for its excellent selection of independent shops, cafés, restaurants and local amenities, while larger supermarkets and leisure facilities are also close at hand. The area is well served by regular bus services, providing convenient access to Edinburgh city centre and beyond. Nearby green spaces, including the open spaces of The Meadows and Bruntsfield Links, offer excellent opportunities for walking and outdoor recreation. The location is also well placed for a range of highly regarded schools and provides easy access to the city bypass and surrounding areas, making this an excellent location for a wide variety of purchasers.

## Extras

The sale includes all fixtures & fittings, white goods and kitchen appliances.



# Get in touch

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EH22 1JB

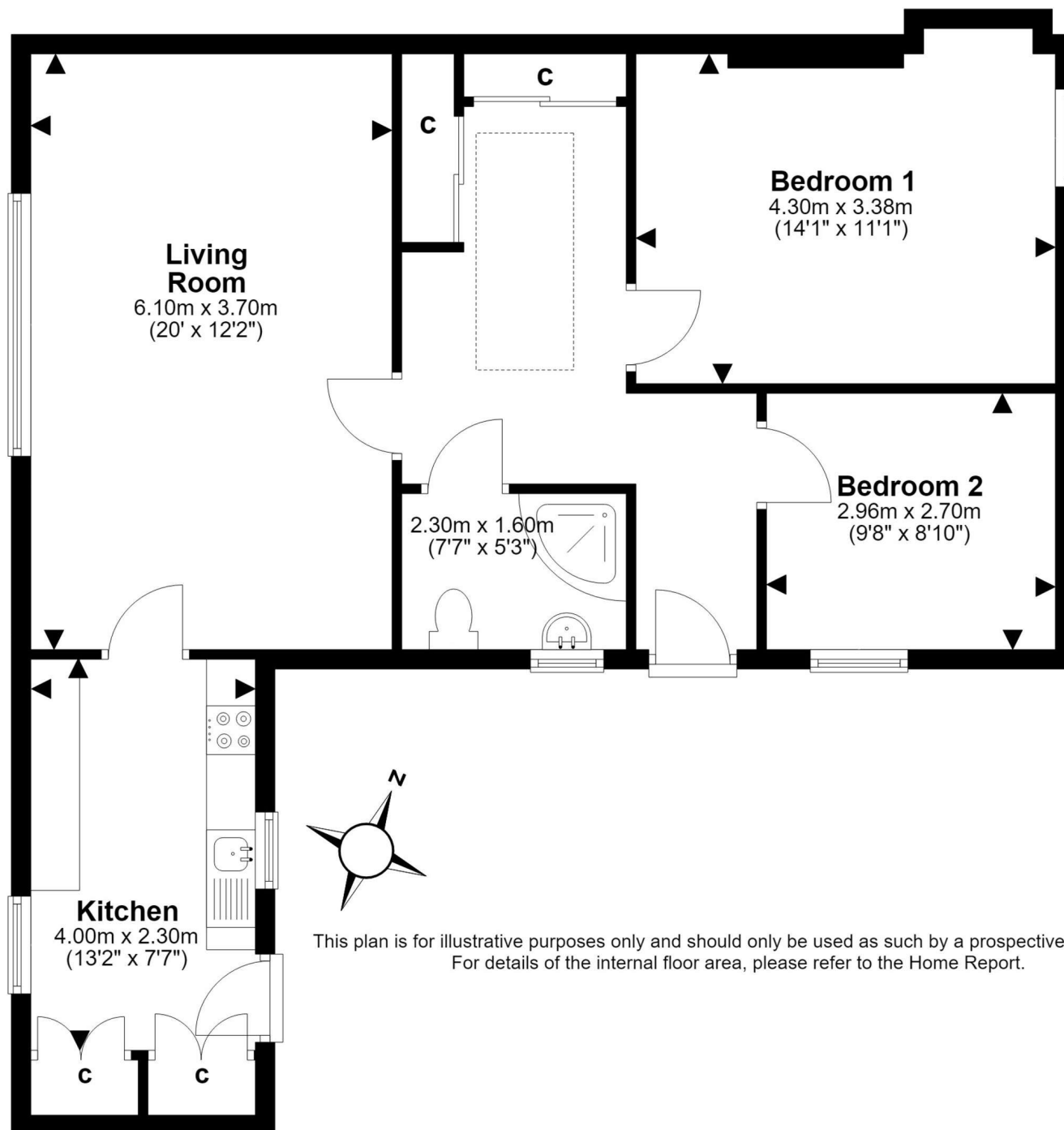
Bruntsfield Office:

103-105 Bruntsfield Place,  
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**CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.