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Offers Over

£315,000

276/1 Morrison Street

Haymarket | Edinburgh | EH3 8DT

Fantastic opportunity to acquire this impressive and stylish two-bedroom first floor flat forming part of the thriving Haymarket area, sharing the common close with only three other flats and ideally positioned within easy reach of an excellent range of amenities and superb commuting links. Just a short walk from Edinburgh city centre, the property offers spacious and flexible accommodation and is ideally suited to professionals and a variety of other purchasers.

 2 bedrooms

 1 public room

 2 bathrooms

 On-street parking

 EPC Band - D

 Council Tax Band - D



Description

A welcoming entrance hallway provides access to the accommodation and benefits from a sunken ceiling with LED lighting. The bright and spacious lounge/diner is a lovely main living space, featuring twin windows, a gas fireplace and attractive period details including a ceiling rose, cornicing and Edinburgh press. There is ample room for both lounge and dining furniture. The smart and well-appointed kitchen is fitted with a range of appliances which are included in the sale and benefits from a feature tiled wall, under-unit lighting and kickboard lighting. The large principal double bedroom enjoys a quiet rear-facing aspect and offers ample space for a range of freestanding furniture and different configurations. The well-kept en-suite shower room is fully tiled and fitted with a corner shower, tiled flooring and a useful shelved press cupboard. Bedroom two is another generous double room with a pleasant front-facing aspect. Wardrobes will remain and the room offers excellent flexibility for a variety of uses. The sleek main bathroom features an attractive tiled feature wall with panelled splash areas and is fitted with a rainfall shower over the bath and heated towel rail. The property also benefits from loft access providing a small additional storage area, together with a private storage cupboard within the common close.

Further benefits include gas central heating, single glazing and secure door entry.



Parking

On-street permit/metered parking is available on Morrison Street and within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Located in Edinburgh's vibrant West End, the Haymarket area is a highly sought-after neighbourhood offering exceptional connectivity and lifestyle. With trains, trams, and buses on the doorstep, it's perfectly positioned for effortless commuting and travel. The area boasts a superb selection of local restaurants, bars, and cafés, along with the newly developed Haymarket complex, home to premium offices, shops, and hotels. Just a short walk from the city's financial district and the retail heart of Princes Street, Haymarket combines convenience with cosmopolitan charm. Edinburgh itself is a world-class city, celebrated for its rich history, culture, and outstanding quality of life.



Approx. Gross Internal Floor Area 74 Sq M / 795 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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