



87(1F1) Morrison Street,
Edinburgh, EH3 8BU



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Full of character and period charm, this beautifully presented first-floor flat occupies a highly sought-after central location, just a short stroll from Haymarket Railway Station and Tram Stop, offering exceptional connectivity across Edinburgh and beyond.

Thoughtfully maintained and stylishly presented by the current owner, the property offers bright, generously proportioned accommodation complemented by tasteful décor, gas central heating, and secure entry.

The accommodation includes a delightful lounge with curved wall, two cupboards and ornate ceiling cornicing. The dining kitchen is fitted with open shelved units and comes with an oven, hob, extractor hood and space for fridge/freezer, dishwasher and washing machine which are available by separate negotiation, with a rear-facing window providing natural light and lovely wood burning stove.

There is a generous double bedroom to the rear and

completing the accommodation is the bathroom with three piece white suite with shower over the bath.

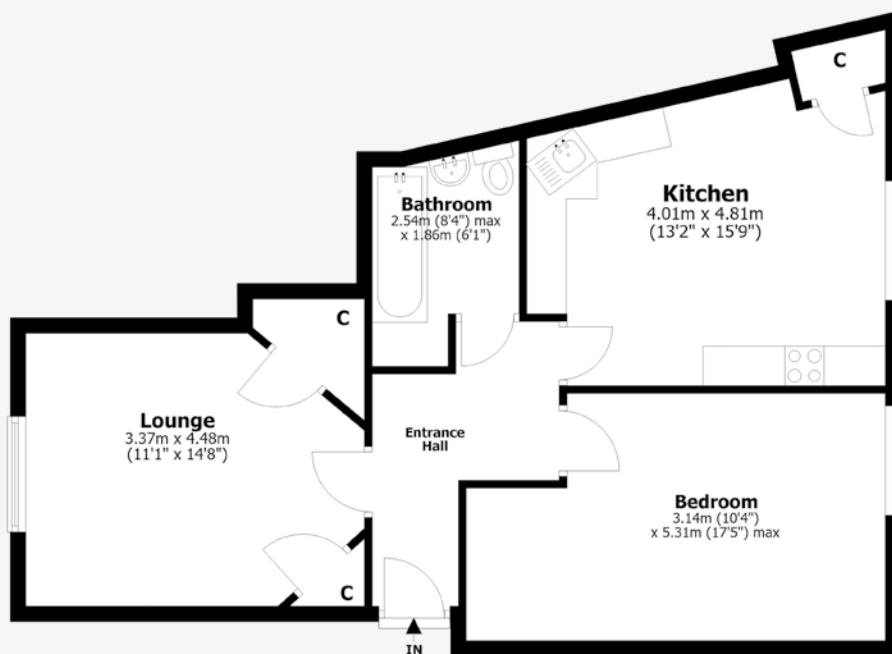
Externally, there is a shared garden to the rear.

This property will be ideal for first time buyers, city professionals or the investor market due to its superb location.

Area Description

Enjoying an enviable city centre location, the property is convenient for the financial district as well as many of the Edinburgh University campuses. The property is within easy reach of a selection of restaurants and cafes, theatres, cinemas, bars and an eclectic mix of independent shops. Supermarkets in the area include Tesco, Sainsbury's and Co-Op, and nearby Bruntsfield offers a further selection of quality independent shops, bars, bistros and cafes. The neighbouring open spaces of the Meadows and Bruntsfield Links are both popular with runners, walkers and cyclists. Round the corner is the historic Gardeners Crescent, leading onto the Fountainbridge area and the popular canal route. Edinburgh City Centre and Haymarket Railway Station are within walking distance of the property. A selection of bus services are available within the area and many of the city's tourist spots are close at hand.





Accommodation

Lounge:	4.47m x 3.38m	(14'8" x 11'1")
Dining Kitchen:	4.8m x 4.01m	(15'9" x 13'2")
Bedroom:	5.3m x 3.15m	(17'5" x 10'4")
Bathroom:	2.54m x 1.85m	(8'4" x 6'1")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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