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Offers Over

£175,000

206 BF2 Morrison Street

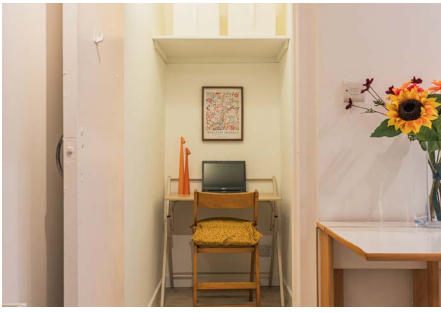
Haymarket | Edinburgh | EH3 8EA

An excellent opportunity for first-time buyers looking to take their first step onto the property ladder, this appealing one-bedroom garden flat offers well-presented accommodation in a highly convenient central Edinburgh location.

- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- Zoned Permit Parking
- Communal Rear Gardens
- EPC Rating – E
- Council Tax Band - B



Description





This well presented, newly renovated accommodation is accessed via an entrance hallway. The layout has been thoughtfully arranged to make practical use of the available space, including storage. The open-plan lounge and kitchen forms the main living area, offering a comfortable and versatile space for relaxing, dining and entertaining. The lounge has glazed doors leading through to a patio that invites outdoor seating, and onwards to the communal - yet secluded - garden, creating an appealing connection between the interior and outdoor space. The kitchen is fitted with a range of contemporary grey wall and base units, complemented by contrasting worktops and new integrated appliances including a dishwasher. There is space for a dining table, making the room well suited to everyday living while maintaining a sociable open-plan arrangement. Off this space is a separate study area for those working from home. The carpeted double bedroom is comfortable and well-proportioned. Built-in wardrobes provide excellent storage. The shower room has been modernised and features a contemporary tiled shower enclosure and wash hand basin. A cupboard in the shower room houses a combi electric boiler for the central heating system and the washing machine - neatly tucked away from the reception/kitchen. A separate WC is conveniently positioned off the hallway.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Garden

Externally, the property benefits from access to a communal rear garden, featuring a patio area, lawn and established shrubbery. This provides an attractive outdoor space for residents to enjoy, offering an added benefit for a property situated so close to the city centre.

Viewing

By appointment through Neilsons (0131 625 2222).





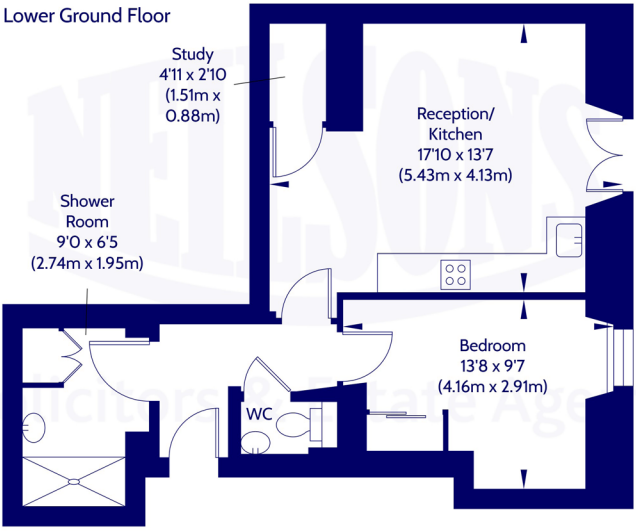




Location

Morrison Street is ideally situated in the popular Haymarket area of Edinburgh, offering an excellent central location with a wealth of amenities close at hand. The surrounding area provides an extensive selection of cafés, restaurants, bars and independent shops, while the wider West End and Princes Street shopping district are easily accessible. Nearby Fountainbridge offers further everyday conveniences, including supermarkets, leisure facilities and dining options. The property is particularly well placed for public transport, with Haymarket railway station and tram stop within easy reach, providing convenient connections across Edinburgh, to Edinburgh Airport and beyond. Regular bus services also operate nearby, making travel around the city straightforward. For those who enjoy outdoor recreation, the Union Canal offers attractive walking and cycling routes, while Edinburgh's renowned cultural attractions, theatres and galleries are readily accessible. Combining excellent transport links with an abundance of local amenities, Morrison Street is an appealing choice for first-time buyers and professionals seeking convenient city living.

Approx. Gross Internal Floor Area 43 Sq M / 464 Sq Ft.



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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mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
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