

McDougall McQueen
solicitors & estate agents

125/5 Morrison Street, Edinburgh, EH3 8AJ

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Welcome

This spacious top floor traditional flat offers a fantastic opportunity for buyers seeking a home in a vibrant city centre location, with generous accommodation, charming period features and all the conveniences of city living on the doorstep. The accommodation comprises a particularly spacious lounge, boasting attractive period features including ornate cornicing, ceiling rose and dado rail. The room offers ample space for both lounge and dining furniture, making it ideal for relaxing and entertaining.

The well-equipped galley-style kitchen features a good range of wall and base units, complemented by wooden worktops, an integrated electric oven and gas hob, with additional space for a freestanding fridge freezer and washing machine.
There are two generously proportioned double bedrooms, positioned to the front and rear of the property, offering flexible accommodation. A modern shower room and separate WC complete the accommodation.

Further benefits include gas central heating, double glazing, a secure door entry system, a beautifully maintained communal stairwell and a shared garden to the rear.

Combining traditional charm, generous living space and an enviable central location, this property is an excellent choice for those looking to embrace city living at its best.







Haymarket

Morrison Street enjoys a superb city centre location, within easy reach of Edinburgh's vibrant West End, offering an excellent selection of cafés, restaurants, bars and independent shops. Princes Street, Edinburgh Castle, Usher Hall and the Edinburgh International Conference Centre are all nearby, along with the popular Fountain Park leisure complex.

The area benefits from excellent transport links, with regular bus services providing easy access throughout the city and beyond. Haymarket railway station is within comfortable walking distance, offering extensive rail connections and access to the tram network, including services to Edinburgh Airport.

With an abundance of amenities and attractions on the doorstep, Morrison Street is perfectly positioned for enjoying the very best of city centre living.

Extras

The property is sold as seen and include all items at the time of viewing.



Get in touch

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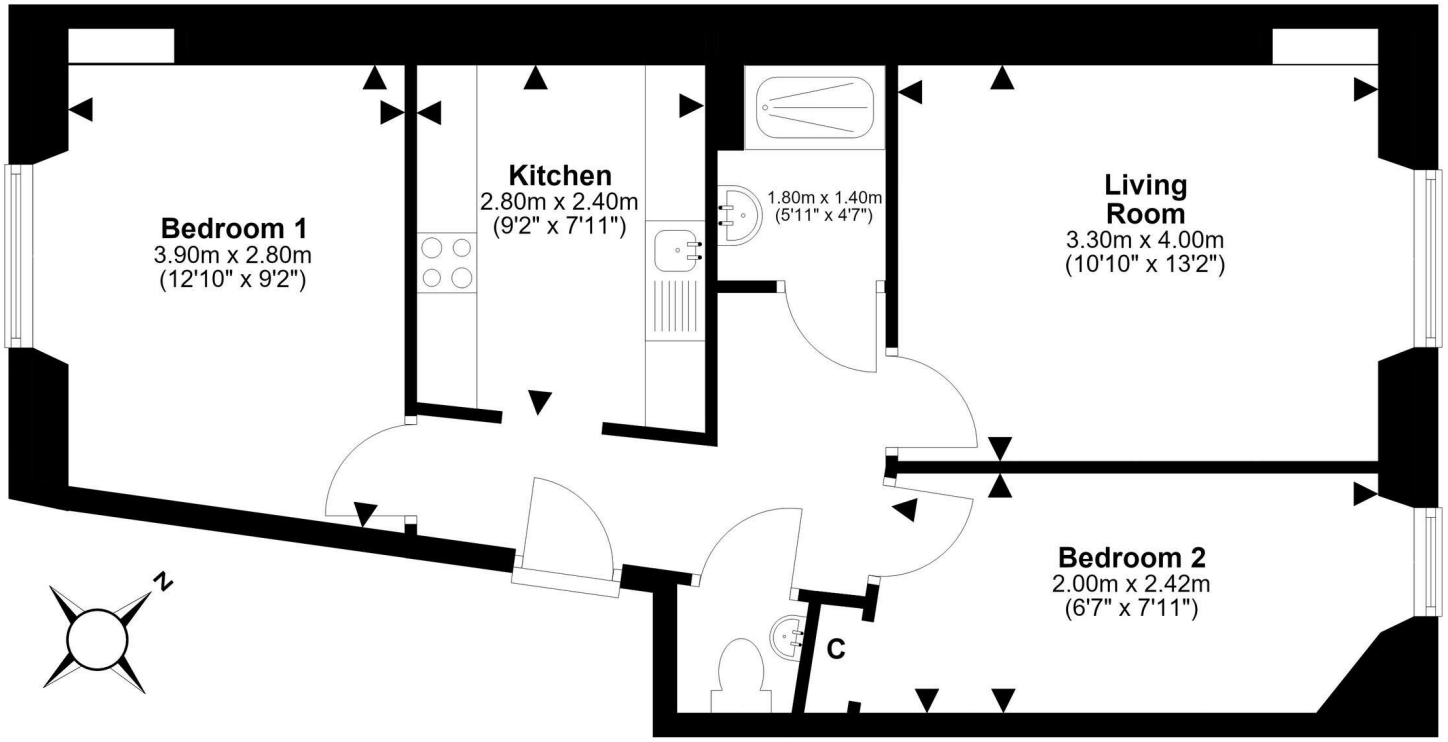
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and 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.