



**McEwan Fraser Legal**

Solicitors & Estate Agents

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5/1 Myreside Court

EDINBURGH, EH10 5LX

THE LOCATION

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The highly desirable property sits on the edge of Morningside, approximately 2.6 miles to the southwest of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience stores including Sainsbury's Local and speciality shops.

For larger shopping requirements, there is a Marks and Spencer Food Hall and Waitrose Supermarket on Morningside Road. The property is also well situated for Edinburgh University, Napier University and The Royal Hospital for Sick Children. Recreational spaces in the area include The Meadows which has excellent tennis courts, Craiglockhart Pitches and Merchants of Edinburgh golf club, as well as Meadowspot Park and Craiglockhart Woods, nice for dog walks. Edinburgh city centre can be reached in under fifteen minutes, and there is an excellent range of nearby bus services.

There is a good selection of Primary and Secondary schools within the catchment area including, Canaan Lane Primary School, South Morningside Primary School, St Peter's RC Primary School, Boroughmuir High School and St Thomas of Aquin's RC High School, as well as George Watson's College.



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Part exchange is available just ask us how we can help get you moved. McEwan Fraser is delighted to present this generous ground-floor flat in this sought-after area.

A secure intercom system allows entry into a well-tended, carpeted, communal hallway. The flat offers a spacious lounge with ample room for a dining table and chairs, two bedrooms, a modern kitchen, and a bathroom with a bath and shower. A door from the lounge opens to the communal gardens and offers an ideal spot to sit and enjoy the fresh air. The bathroom offers a wet-wall finish and a bath with a shower over the bath, protected by a glazed screen. Vanity storage is a welcome addition. The kitchen enjoys wrap-around units and a peninsula breakfast bar, a coordinating worktop and splash-back, an electric oven, hob and hood, an integrated dishwasher and there is plumbing for a washing machine. Both bedrooms have built-in wardrobes.

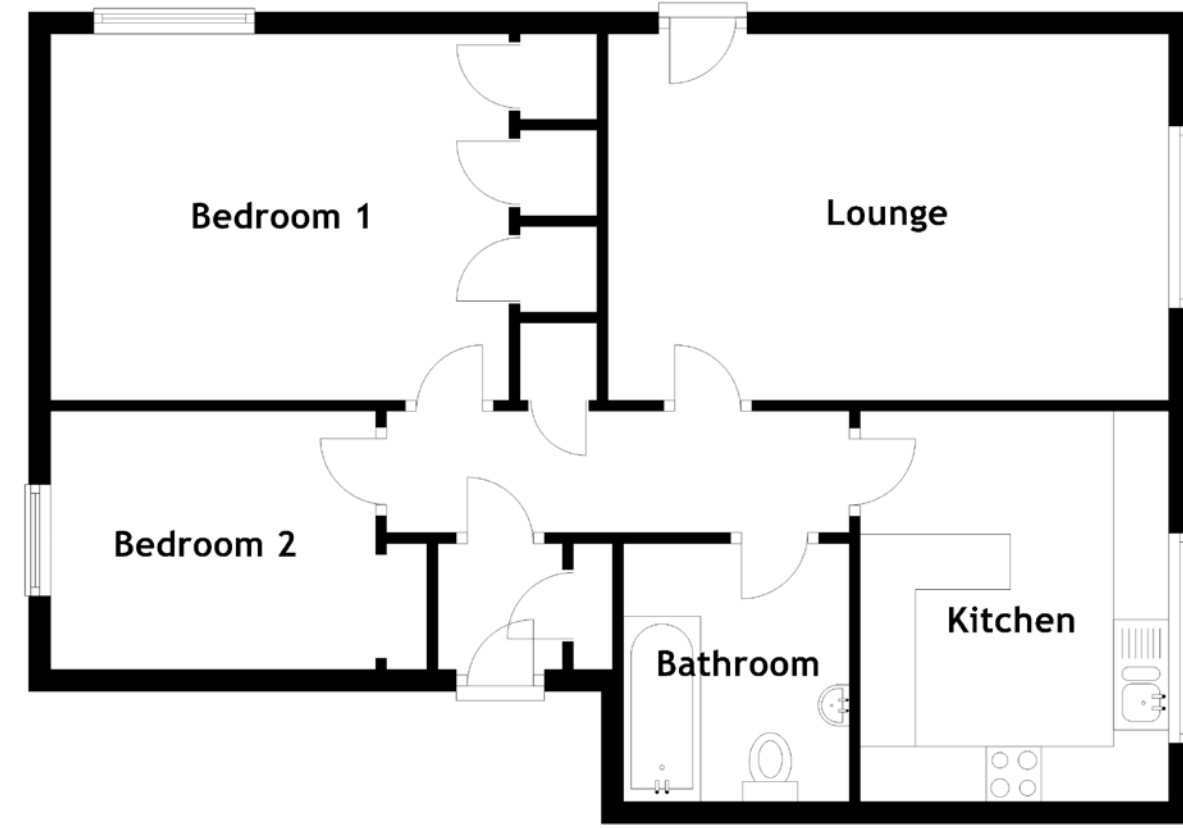
There is also a garage and allocated parking spaces. What more could one ask for?





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.09m (16'8") x 3.32m (10'11")
Kitchen	3.54m (11'7") x 2.80m (9'2")
Bedroom 1	4.16m (13'8") x 3.32m (10'11")
Bedroom 2	2.95m (9'8") x 2.34m (7'8")
Bathroom	2.34m (7'8") x 2.05m (6'9")

Gross internal floor area (m²): 65m²

EPC Rating: C





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Part
Exchange
Available

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