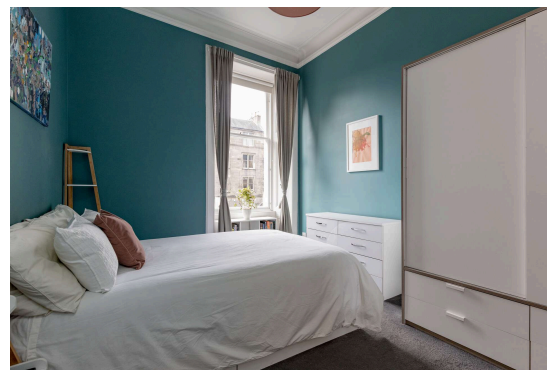
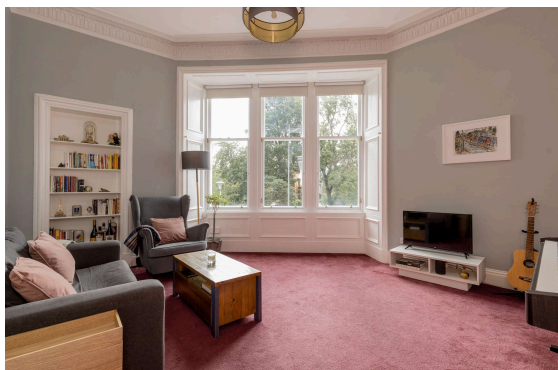


**368 (1F2) Morningside
Road
EDINBURGH EH10 4QN
Offers Over £320,000**

- Large living room
- Kitchen/dining room fitted with a range of floor and wall mounted units, gas hob and double oven, centre island and integrated appliances
- Large double bedroom with wardrobe included and single bedroom
- Fully tiled bathroom fitted with three-piece suite and mains shower over the bath featuring rainwater showerhead
- Gas central heating and single glazing throughout
- Communal garden
- On-street permit parking

Council Tax Band: D
Tenure: Freehold
Shared Ownership: No



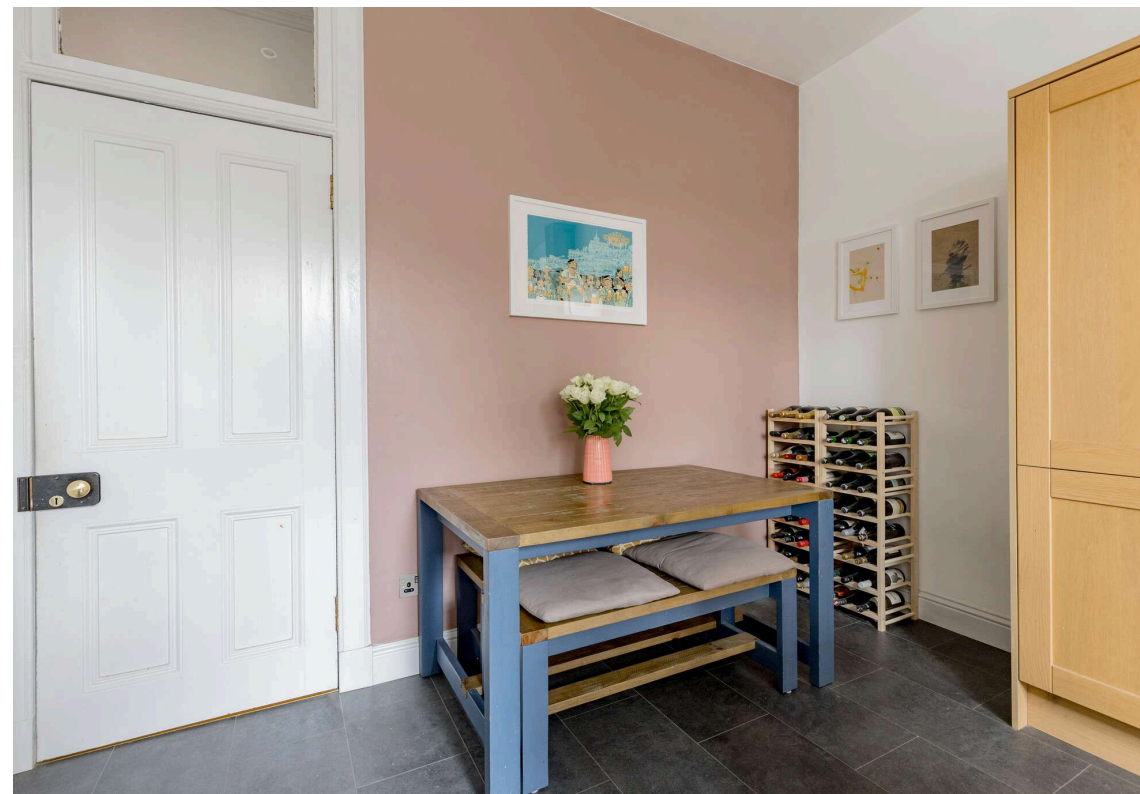
Flat

This well-presented two-bedroom flat, set in the highly sought-after area of Morningside, is sure to attract strong interest. Offering superb living space and excellent access to local amenities, early viewing is highly recommended to avoid disappointment.

The accommodation comprises a bright and spacious living room featuring ornate cornicing and a decorative ceiling rose, creating the perfect setting for relaxing with family and friends. The impressive kitchen/diner is a cooking enthusiast's dream, fitted with a range of wall and floor-mounted units, a gas hob, double oven, centre island, and integrated appliances. The property further offers a generous double bedroom with wardrobe included in the sale, alongside a well-proportioned single bedroom. The fully tiled bathroom is fitted with a modern three-piece suite and a mains shower over the bath, complete with a luxurious rainwater shower head. Additional benefits include gas central heating, traditional sash-and-case windows, and access to a communal garden to the rear.

Morningside lies to the south of the city centre and is exceptionally well connected, with frequent bus services available right on the doorstep. The City Bypass is just a short drive away, providing easy access to the A1/A68, South Gyle, Edinburgh International Airport, and the wider central belt motorway network – making the area ideal for commuters. Everyday amenities couldn't be more convenient, with a GP surgery and dental practice directly opposite, a pharmacy next door, and a Waitrose superstore immediately adjacent. Further shopping can be found along Morningside Road and in nearby Bruntsfield, which together offer a vibrant, village-like atmosphere with an array of independent shops, cafés, and specialist stores. An M&S Food Hall is also close by. Leisure and cultural facilities are plentiful, including the Dominion Cinema, the Church Hill Theatre, and a wide selection of cafés, bars, and restaurants. For those who enjoy the outdoors, the Braid Hills provide scenic local walks, while the Pentland Hills Regional Park is only a 10-minute drive away.

Open viewings on Sunday the 31st of August 2pm-4pm or by appointment on 0131 337 1800

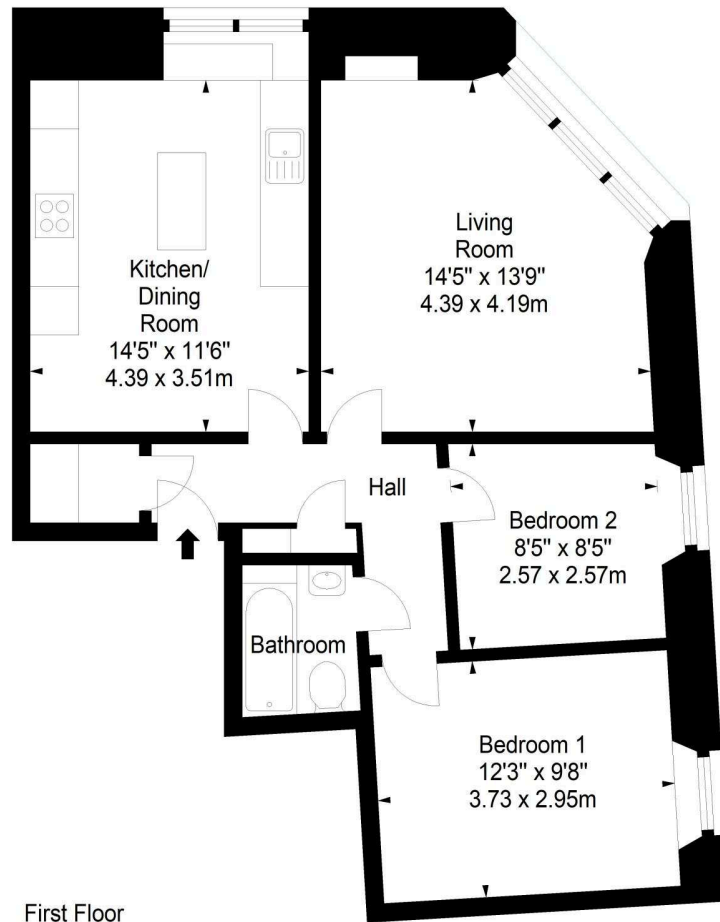
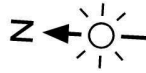




Morningside Road,
Edinburgh,
Midlothian, EH10 4QN



Approx. Gross Internal Area
697 Sq Ft - 64.75 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



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