

12 Hermitage Gardens Edinburgh EH10 6BA

Offers Over £750,000

- Beautiful bay window lounge featuring ornate corncicing, centre rose and decorative fireplace
- Dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and some white goods included in sale
- Three double bedrooms
- Bathroom fitted with three-piece suite and mains shower over the bath
- Entrance vestibule featuring original tiles
- W.C
- Gas central heating
- Private garden to rear and front of property
- Single garage



2



3



1



EPC D



Lower Flat

Blair Cadell are delighted to bring to market this stunning lower villa in the heart of Morningside. With fantastic original features throughout and a private south-west facing rear garden, the property will appeal to many and must be viewed.

The accommodation includes a stunning bay window lounge with beautiful ornate cornicing, centre rose and a decorative fireplace that is the ideal place to relax with friends and family. The kitchen offers access to the back garden and is fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods, excluding the fridge freezer, are included in the sale. There is a large dining room, perfect for hosting, or this could be used as a second living area. There are three double bedrooms with the master featuring more stunning ornate cornicing. A family bathroom fitted with a three-piece suite and electric shower over the bath. There is a grand entrance hallway which features an entrance vestibule with original tiles, and a useful W.C. off. Gas central heating throughout. To the rear of the property is a stunning south-west facing garden which is laid to lawn, with a glass house, making it perfect for the gardening enthusiast. Off-street parking is also available along with a single garage. *No warranties given for systems or appliances*

Morningside is located to the south of the city centre which can be easily accessed via a frequent bus service that is on the doorstep. The bypass is a short drive away offering easy access to the south via the A1/A68, South Gyle, the International Airport and the central belt motorway network, making it perfect for the commuter. Shopping facilities in the area include a Waitrose superstore and a host of specialist shops in Morningside Road and nearby Bruntsfield giving it a vibrant village like atmosphere. Recreational facilities include the Dominion Cinema Complex, the Church Hill Theatre and a host of cafes, bars and restaurants offering plenty of entertainment options. For the outdoor enthusiast there are also fantastic walks that can be had both locally up the Braid Hills and a short 10 minute drive away the Pentland Hills regional park.

Viewing by appointment on 0131 337 1800

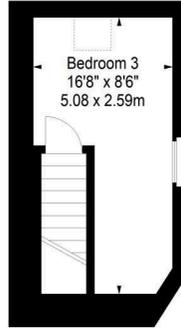
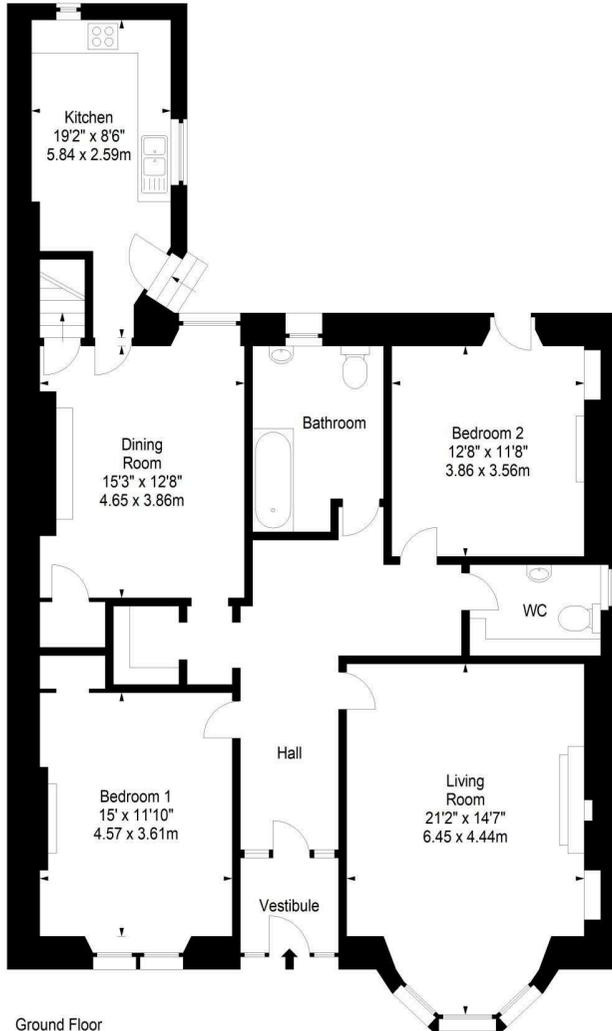
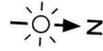




Hermitage Gardens,
Edinburgh,
Midlothian, EH10 6BA



Approx. Gross Internal Area
1550 Sq Ft - 144.00 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

