



9 GF Pentland Terrace
Morningside, Edinburgh, EH10 6EY

CALL US ON 0131 447 4747

9 GF Pentland Terrace, Morningside, Edinburgh, EH10 6EY

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared entry.
- Reception hall with excellent storage.
- Bay windowed living room with feature fire (could be used as a bedroom).
- Views to Braidburn.
- Dining room/Sitting room located to the rear.
- Kitchen with appliances.
- Utility cupboard.
- Larder storage cupboard.
- Good sized double bedroom.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Private garden area to front.
- Unrestricted on-street parking.
- Enclosed split-level garden to rear.
- Garage.



GENERAL DESCRIPTION

A lower villa situated within the prestigious Morningside district of the city perfectly positioned for access to a wide range of local amenities and a short journey to the south of Edinburgh City Centre. The property boasts stunning views to the front and would make an ideal purchase for a professional person/couple or for somebody looking to downsize and stay in the local area. The property is in need of modernisation and redecoration but offers excellent potential with the flexible living accommodation

COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 2.9 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 10.3 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also a cinema and a theatre. The local primary and senior schools have an excellent academic reputation and include South Morningside Primary while there are a number of the city's private schools, including George Watson's College, within walking distance. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city bypass/central motorway network are all readily accessible.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, FRIDGE AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY CUPBOARD. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.

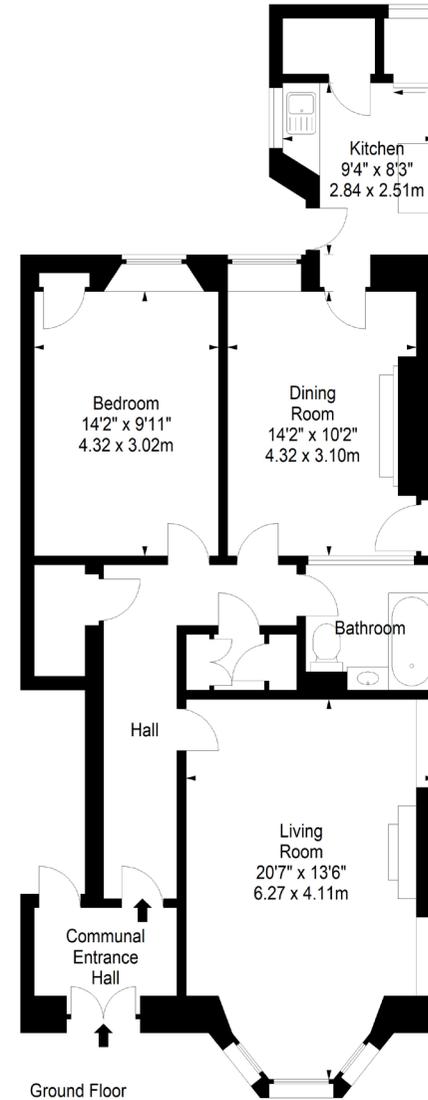




Pentland Terrace,
Edinburgh,
Midlothian, EH10 6EY



Approx. Gross Internal Area
892 Sq Ft - 82.87 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.