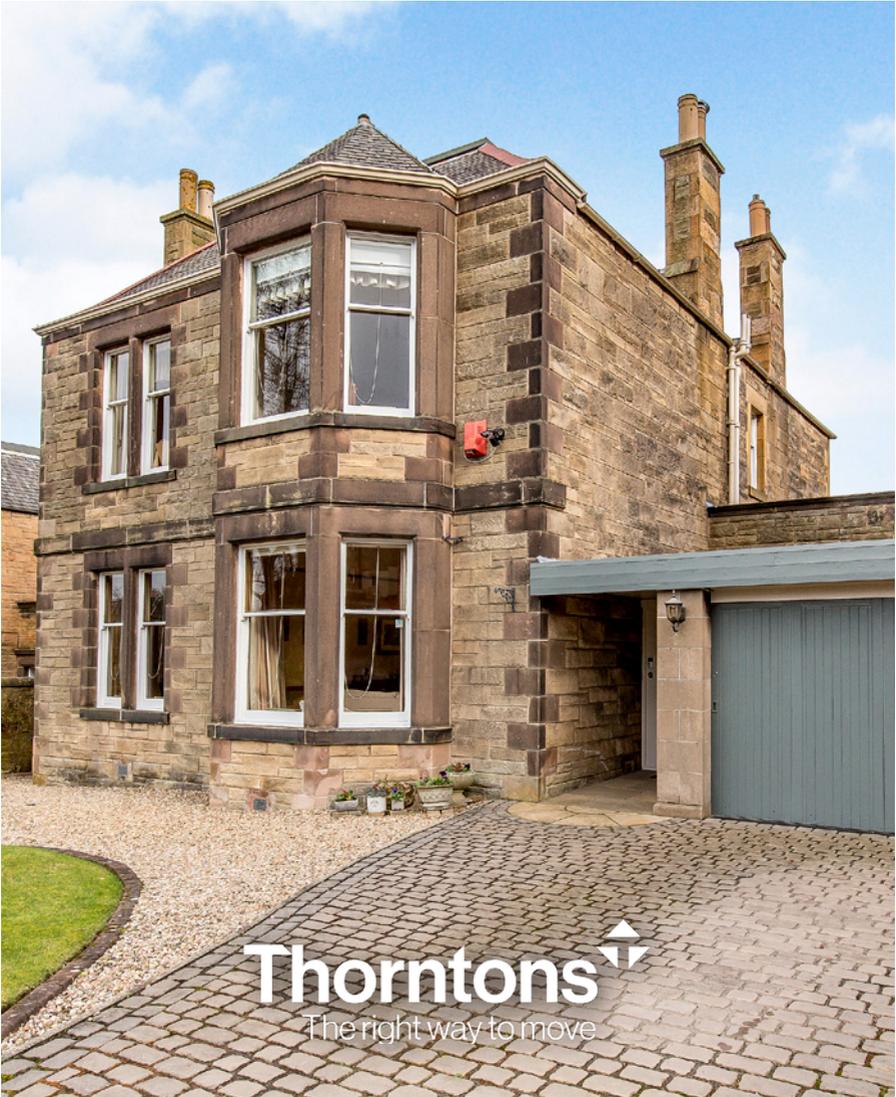


3 MIDMAR AVENUE

Morningside, Edinburgh, EH10 6BS



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The right way to move

WELCOME TO 3 MIDMAR AVENUE

Situated in Morningside, one of Edinburgh's most desirable postcodes, this traditional detached house is an exclusive residence, which offers a prestigious city setting and generous, highly versatile accommodation spread over 2,937 square feet, including three reception rooms, four double bedrooms, and three washrooms.

GENERAL FEATURES

- Traditional detached house covering over 2,937 sq. ft.
- In the exclusive Morningside conservation area
- Spacious rooms with high ceilings and period features
- Elegant interior design, finished in light neutral hues

ACCOMMODATION FEATURES

- Vestibule with original tiling and an adjacent WC
- Charming reception hall with built-in storage
- Spacious drawing room with a bay window
- Well-proportioned formal dining room
- Versatile and spacious family room/home office
- Well-appointed dining kitchen and utility room
- Landing with beautiful stained-glass window
- Four double bedrooms with generous floorspace
- Family shower room with a three-piece suite
- Family bathroom with a four-piece suite
- Mainly traditional sash-and-case windows
- Gas central heating with programmable control

EXTERNAL FEATURES

- Southwest-facing front garden and large rear garden
- Gated driveway and an attached double garage



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This rarely available four/six-bedroom detached house offers an abundance of traditional character and expansive rooms, complete with elegant décor, high ceilings, and well-retained period features. The southwest-facing residence further boasts extensive private parking and beautifully landscaped gardens. It also benefits from a picturesque setting in the highly sought-after Morningside conservation area, positioned beside the Hermitage of Braid and Blackford Hill Nature Reserve. It is within easy reach of excellent amenities, regular bus links, and highly-regarded schools; plus, the home is backed by a tennis club and bowling green, ensuring fantastic privacy to the rear.

AN OUTSTANDING FAMILY HOME

PROPERTY NAME
3 Midmar Avenue
LOCATION
Edinburgh, EH10 6BS

APPROXIMATE TOTAL AREA:
272.9 sq. metres (2937.5 sq. feet)

Ground Floor - First Floor - Externals -

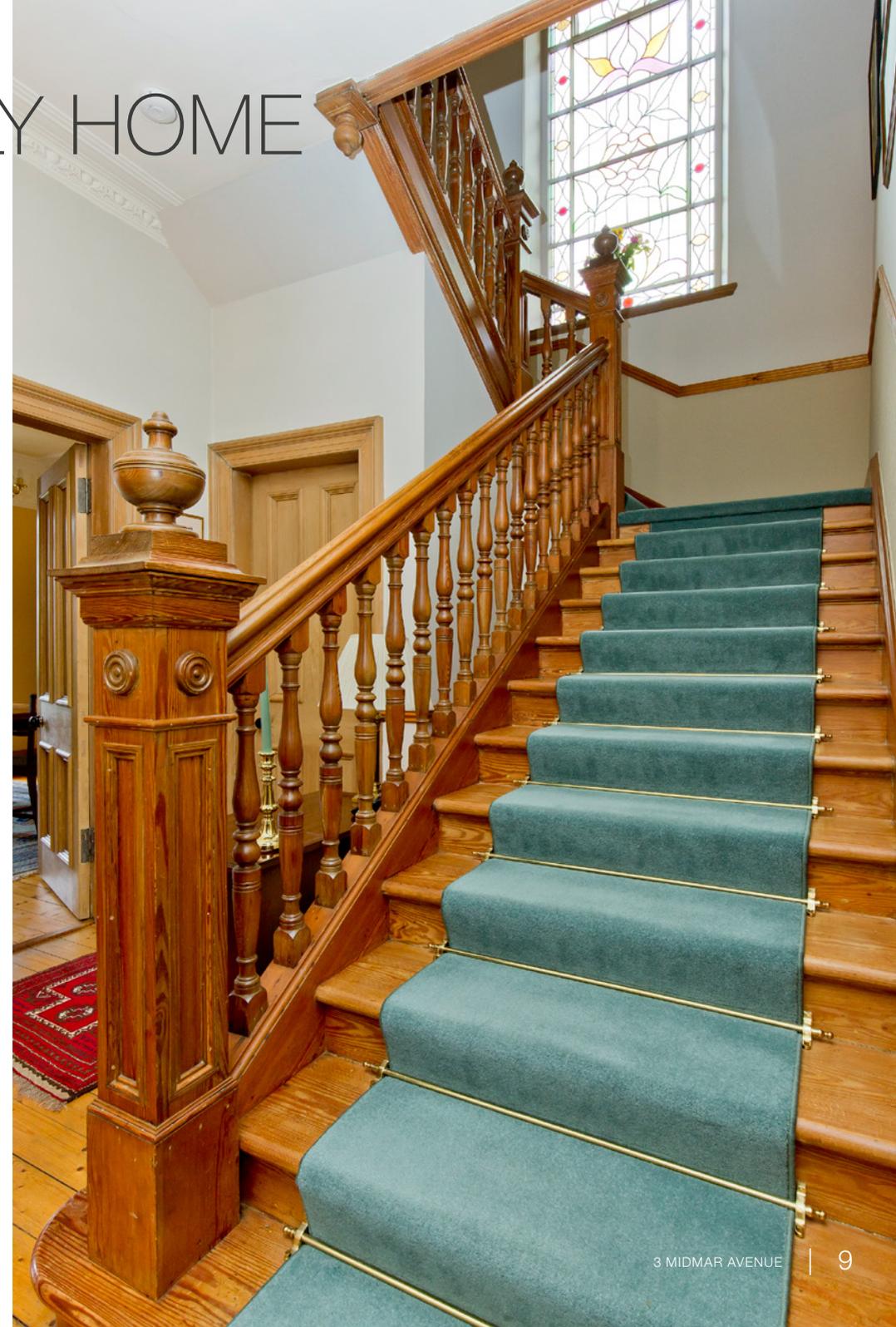
The floorplan is for illustrative purposes. All sizes are approximate.



AN EXCEPTIONAL FAMILY HOME

COVERING OVER 2,937 SQUARE FEET

Inside, a bright vestibule and reception hall provide a hint of the impressive accommodation to follow. They offer built-in storage and a lovely introduction, complete with attractive period features such as four-panel wooden doors and a traditional staircase with an ornate wooden banister. There is a WC just off the vestibule and the vestibule has original tiling and a beautiful stained-glass door, whose design and colour matches a stained-glass window on the landing.





THREE CHARMING

RECEPTION ROOMS



With three ground-floor reception rooms, there is plenty of space for families. The generously proportioned drawing room immediately catches the eye with its wealth of period details, including a beautiful fireplace (inset with a gas stove) and lavish cornice work that accentuates the lofty dimensions. Elegant décor, divided by a picture and dado rail, is paired with striped wooden floorboards creating an inviting aesthetic, whilst a southwest-facing bay window ensures a light-filled ambience. The formal dining room and family room/home office provide further reception areas which can be utilised to suit the owners' needs. Both enjoy similar proportions and period details as the drawing room. All three reception rooms benefit from useful press cupboards too.





A WELL-APPOINTED

DINING KITCHEN

Ideal for casual meals and socialising whilst cooking, the dining kitchen is well proportioned and neatly arranged to ensure ample space for a table and chairs. It is fitted with excellent cabinet storage, alongside an ash wood worktop and a charcoal grey granite worktop. An Aga cooker is included with space for a freestanding fridge/freezer. Next door, a large, dual-aspect utility room provides further cabinet storage and granite workspace, incorporating a Belfast sink, plinth heaters, and room for additional freestanding appliances. There is plumbing for a built in dishwasher under the kitchen worksurface and in the utility room there is plumbing for a washing machine.







FOUR SPACIOUS BEDROOMS ACCENTUATED BY PERIOD FEATURES

The four bedrooms are on the first floor, extending off a landing which is illuminated by a stunning stained-glass window. All four rooms are expansive doubles that are bright and airy, each providing generous floorspace for an excellent choice of bedside furnishings. Furthermore, the rooms all enjoy modern neutral décor and characterful period details, including handsome feature fireplaces, picture rails, and intricate coricing. The principal bedroom has the largest proportions, as well as a sweeping bay window, and (like bedroom two) varnished wooden floorboards. The remaining bedrooms are carpeted for comfort. Showcasing the home's outstanding versatility, the fourth bedroom is currently organised as an office. Similarly, the family room and formal dining room could alternatively be used as additional sleeping quarters, increasing the number of bedrooms to six for larger families.





THREE WASHROOMS

FOR CONVENIENCE

Conveniently, there is a downstairs WC (just off the vestibule) and a separate three-piece shower room, finished with attractive tile work and neutral décor. On the first floor, the four-piece family bathroom has a similar aesthetic. It is equipped with a washbasin, a toilet, a shower cubicle, and a bath with a handheld shower.

The property has gas central heating controlled by a programmable four-channel time switch. It is also predominantly fitted with traditional sash-and-case windows, which ensure a light and airy ambience throughout the day. The family room, shower room, and utility room have double glazing.



A PRIVATE, TRANQUIL GARDEN

LANDSCAPED FOR THE ENTIRE FAMILY

Landscaped gardens flank the property to the southwest-facing front and to the rear, providing manicured lawns fringed by mature planting. Both enjoy excellent privacy and both are enclosed for the safety of children and pets. The sizeable rear garden also features a patio for summer dining. Generous private parking for multiple cars is provided by an attached double garage and a private, gated driveway.

Extras: all fitted floor coverings, window blinds, select light fittings, and an Aga cooker to be included in the sale. A freezer may be available by separate negotiation.





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3 Midmar Avenue



MORNINGSIDE

LYING SOUTHWEST OF EDINBURGH CITY CENTRE, THE FASHIONABLE SUBURB OF MORNINGSIDE IS CHERISHED FOR ITS UNIQUE “SMALL-TOWN” FEEL.

Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities. For those who prefer the

great outdoors, the Hermitage of Braid and Blackford Hill Nature Reserve is practically on your doorstep; it is also just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking, and the dry ski slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital's finest private schools including the Edinburgh Rudolf Steiner School and George Watson's College. Morningside enjoys superb transport links across Edinburgh, with regular buses connecting to the city centre and the 38 providing a direct route to the Western General Hospital. The area also provides easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.





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