

COULTERS[©]

57 MORNINGSIDE DRIVE

MORNINGSIDE, EDINBURGH, EH10 5NF

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

57 Morningside Drive is a substantial semi-detached Victorian stone-built villa quietly situated within the Plewlands Conservation Area. This particular area of Morningside offers a unique location that is just a short walk from the many superb shops, cafes and restaurants of Morningside and Comiston Road, yet is far enough away to offer a peaceful setting.

With a sizeable extension, this wonderful home has been modified over the years to suit modern family living yet has retained many fine period features. On the ground floor, in the original part of the home, there is a traditional bay windowed living room with ornate cornicing, Edinburgh press, fireplace with working electric fire and side access door. A versatile room which could be a spacious double bedroom or home office and a contemporary shower room also form part of the original layout.



KEY FEATURES



Extended semi-detached family home



Private south facing garden



Highly desirable location with excellent schools



Up to five double bedrooms available



Multi-car driveway and single garage



Morningside shops and restaurants a short stroll





The heart of the home is the superb open plan kitchen diner and family room. With floor to ceiling windows, sliding doors and skylights, the space is flooded with natural light and is kept warm with under floor heating and a wood burner in the adjoining, cosy family room. The open plan kitchen has an impressive island with hidden sockets, and is fitted with quality integrated appliances that include BOSCH oven, grill, warming drawer, microwave, five ring hob and dishwasher. A conveniently placed utility room is positioned off the kitchen and there is also a handy boot room.





MORE INFORMATION

Upstairs, there are four double bedrooms, the largest of which is particularly generous and has a bay window mirroring that of downstairs. A family bathroom with mosaic tiling serves the upstairs bedrooms and also provides access to the partially floored loft space which provides excellent storage to supplement the many storage cupboards around the home.

The beautiful, landscaped rear garden, which is fully enclosed, has a sunny south-facing aspect and features a lawn, deck, mature borders, apple and cherry trees, blueberry and raspberry bushes, garden shed and summerhouse. The private garden at the front of the property is extremely well-kept with a manicured hedge offering privacy from passers-by. A gated driveway to the side of the property provides off street parking for multiple vehicles and there is a single garage with electric up and over door and direct access into the home.

The property is fitted with gas central heating (boiler serviced annually) and predominantly double glazed timber sash and casement windows. The house has also been primed for the installation of solar panels.









THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers a diverse range of local amenities including Edinburgh's best variety of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. The area has a "village like" feel, whilst boasting the famous Dominion cinema, several theatres and various supermarkets including a Waitrose & M&S. The Hermitage of Braid, Blackford Hill and Braidburn Park offer an abundance of greenspaces and a number of golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre.

Morningside is known for a high quality of schooling on offer both at primary and secondary level. Ideally situated for access to Napier University, the University of Edinburgh and the College of Art, all within walking distance. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

EXTRAS

All curtains, blinds, light fittings, fitted flooring, fridge freezer, tumble dryer, washing machine, integrated appliances and garden furniture are included in the sale price.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,798 SQ FT / 260 SQ M GARAGE 118 SQ FT / 11 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.