campbell smith

91/1 Morningside Road, EDINBURGH, EH10 4AY



- Bright, well proportioned & easily manageable First Floor Retirement Flat
- Enviable location on Morningside Road
- Excellent local amenities and facilities
- Entrance vestibule
- Reception hall with two large storage cupboards
- Sunny lounge/dining room with open views
- Fully fitted kitchen with electric hob, double oven, washing machine, dishwasher & fridge/freezer
- Two bedrooms
- Shower room with white suite & electric shower
- Generous storage
- Electric heating
- Double glazing
- Private residents car parking
- Rooftop terrace
- Secure entry system & passenger lift
- House Manager Service
- Laundry Room & Guest Room

Offers Over : £285,000

espc / rightmove / Zoopla / s1homes.com / / /

camsmith.co.uk



























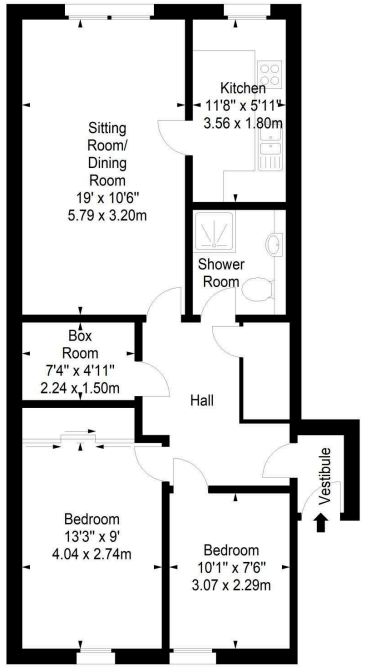




Morningside Road,
Edinburgh,
Midlothian, EH10 4AY

SquareFoot

Approx. Gross Internal Area
711 Sq Ft - 66.05 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor

Extras
All fitted carpets and fitted floor coverings, curtains, blinds, electric hob, electric double oven, washing machine, dishwasher and fridge/freezer.

Buses
On Morningside Road – 5, 11, 15, 16, 23 & 36.

Shops
Waitrose on Morningside Road, Sainsbury's on Morningside Road, Tesco on Colinton Road & Asda at Chesser.

Schools
N/A

Parking
A private residents car parking area is located to the rear of the building.

Council Tax Band E

EPC E

Factor
Trinity Factors, This years fee is £2,046.67. Includes Buildings Insurance, maintenance and cleaning of communal areas, pull cord system, lift maintenance and house manager.

Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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