



Morgans

2F2 4 CHURCHILL PLACE
EDINBURGH, EH10 4BD
OFFERS IN THE REGION OF £285,000

**2F2 4 CHURCHILL
PLACE
EDINBURGH
EH10 4BD**

Generously proportioned second floor apartment on the corner of Church Hill Place and Morningside Road benefiting from open views to the Braid and Pentland Hills. The apartment requires renovation throughout. The subjects briefly comprise entrance hall with good storage, lounge with bay window, dining room or third bedroom, kitchen, two further double bedrooms with small study and bathroom. The property has electric heating. There are well maintained shared gardens and in Church Hill Place and surrounding streets there is ample residents permit parking. Early Entry. EPC Rating E.

LOCATION

The subjects are located in the highly regarded Morningside area of Edinburgh, which lies a short distance to the south of the city centre. The property has a prime location being located at the north end of Morningside Road known as Church Hill and within a short walk of Bruntsfield and the open green spaces of the Meadows. Morningside has long been regarded as one of Edinburgh's best shopping areas, and its amenities are on a par with anything Edinburgh has to offer. An excellent choice including Waitrose and Marks and Spencer foodstore, post office, banks and specialist shops. Bars, restaurants, coffee shops, theatres and cinemas are all closeby. Schooling in both private and state sectors from nursery to senior level with Napier University on hand for the mature student. Pleasant walks within Blackford and Braid Hills and the Hermitage of Braid. Efficient public transport operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

MEASUREMENTS

LOUNGE/DINING ROOM 15'10 x 15'4
DINING ROOM/BEDROOM 3 19'8 x 12'2
KITCHEN 16'9 x 10'2
BEDROOM 1 15'7 x 11'10

These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

BEDROOM 2 11'9 x 11'2

BATHROOM 13'2 x 4'0

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings.

VIEWINGS

All viewings via Morgans on 01383 620222.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



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