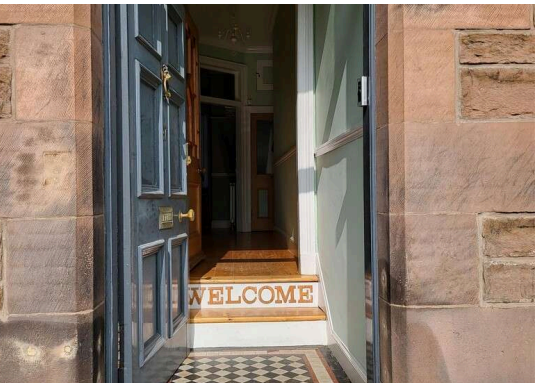


● Beveridge  
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0131 554 6244



Offers Over £265,000

47 Jordan Lane, Morningside, Edinburgh EH10 4QX





**Delightful Main Door Flat Offering Elegant Well Proportioned Accommodation**

Excellent opportunity to acquire a delightful main door flat forming part of a traditional building peacefully located within a quiet street in the heart of Morningside close to wide ranging amenities and transport links.

Enjoying a bright southerly aspect, this desirable starter home with letting potential is well presented, the light, elegant accommodation with enhancing features comprising: entrance vestibule with Victorian style tile flooring, spacious welcoming hallway, generous twin windowed lounge/double bedroom with feature fireplace, well designed and fitted kitchen/family/dining room with appliances (hob/oven, dishwasher and fridge), utility room with automatic washing machine/tumble drier and freezer, comfortable bedroom and bathroom with shower. Tastefully decorated with attractive wood flooring the flat is a perfect synthesis of the Victorian character and all the comforts of a smart home. Further benefits include gas central heating, double glazing and useful storage. A particular advantage of this property is direct access from the utility room to the rear communal area with decking. Residents' zone parking.

**ACCOMMODATION (WIDEST POINTS)**

Lounge/Double Bedroom	4.83 m x 3.30 m / 15'10" x 10'10"
Kitchen/Family/Dining	4.60 m x 3.71 m / 15'1" x 12'2"
Bedroom 2	2.72 m x 2.62 m / 8'11" x 8'7"
Utility Room	1.40 m x 1.27 m / 4'7" x 4'2"



## LOCATION

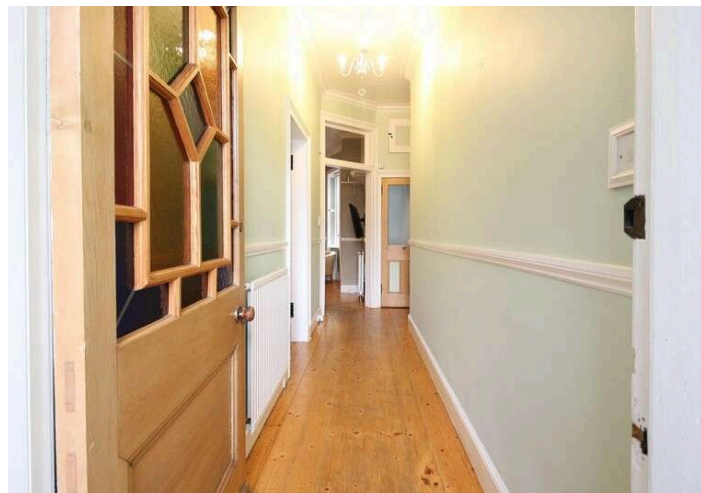
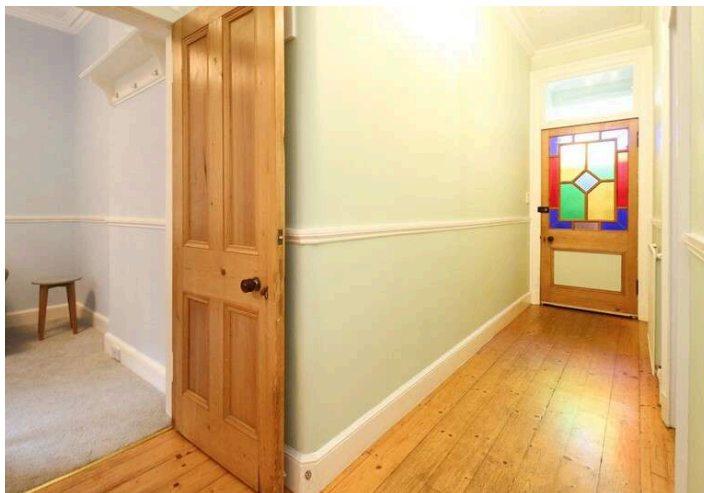
While convenient for access to the finest amenities of the city centre, Morningside offers an excellent variety of individual and specialist shops as well as a Marks & Spencer Simply Food, Waitrose supermarket and usual banking/post office services. Reputable schools catering for all age groups are easily accessible and the property is also convenient for access to Edinburgh Napier University and Astley Ainslie Hospital. Superb local social amenities include restaurants, bars, Dominion multi-screen cinema, the Churchhill Theatre and Morningside Library with pleasant walks also available at the Hermitage of Braid and Braidburn Valley Park. A frequent public transport service operates nearby to many parts of the city and the property is also convenient for access to the city bypass linking with major motorway networks.

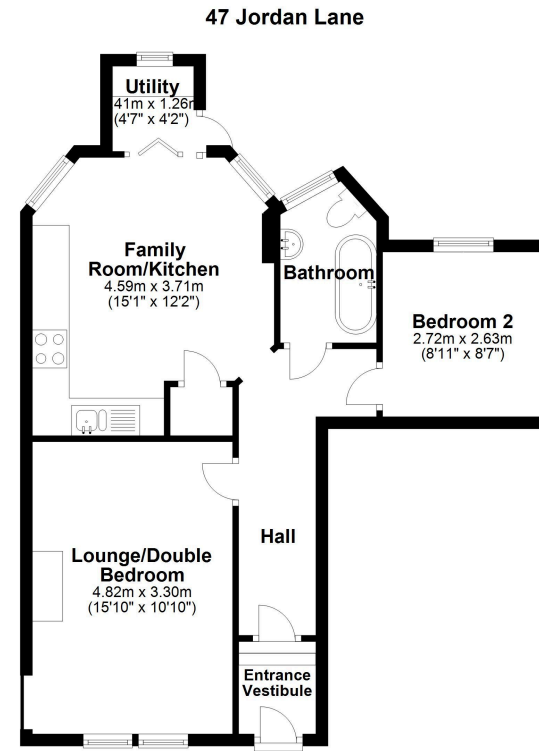
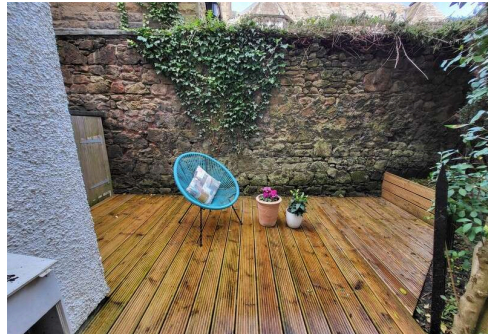
As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

**EXTRAS** All fitted floor coverings, projector screen in kitchen and kitchen appliances (hob/oven, automatic washing machine/tumble drier, dishwasher, fridge & freezer).

## EPC RATING C

**VIEWING** By appointment, please telephone 0131 554 6244





Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.

**Beveridge**  
**Philp**  
**& Ross**

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**espc**

*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*