



2/6

BELHAVEN TERRACE  
AREA AND POSTCODE

**ENNOVA**  
ESTATE AGENTS

## Property Summary

Forming part of a handsome, traditional tenement building in desirable Morningside, within the Plewlands conservation area, this two-bedroom second-floor flat enjoys wonderfully light and airy interiors, enhanced by neutral décor and lovely period features. Sure to appeal to a wealth of buyers, the flat benefits from excellent amenities on the doorstep and within easy reach, such as an eclectic range of shops, cafés, coffee shops, restaurants, and bars, schools, transport links across the city, and scenic open spaces including the Hermitage of Braid and Blackford Hill Local Nature Reserve.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



## Features

- Traditional second-floor flat in highly desirable Morningside
- Within the Plewlands conservation area
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Open-plan kitchen, living, and dining room
- Two double bedrooms (one with dressing room)
- Three-piece shower room
- Access to a shared rear garden
- Priority parking area B2
- Gas central heating system
- Traditional sash-and-case windows
- EPC Rating: TBC



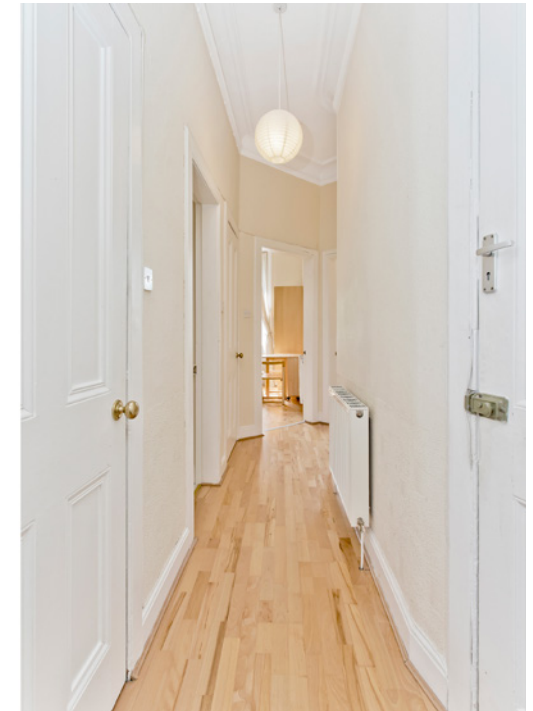
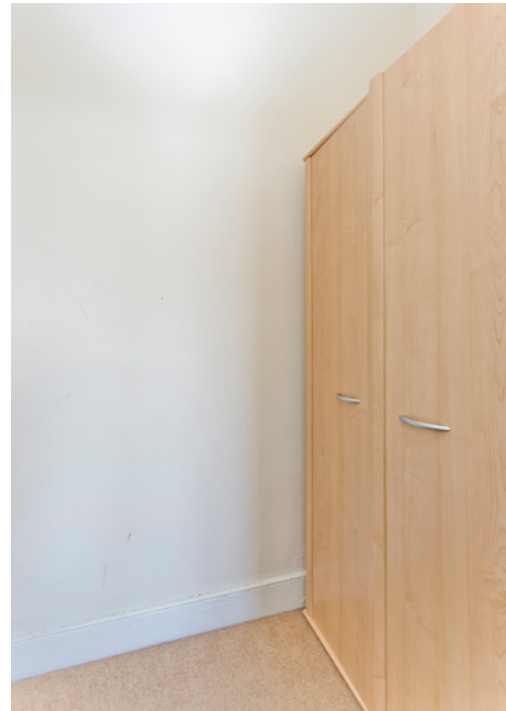
*“Traditional second-floor flat in highly desirable Morningside within the Plewlands conservation area”*







*“Open-plan kitchen, living, and dining room, two double bedrooms (one with dressing room), and a three-piece shower room”*



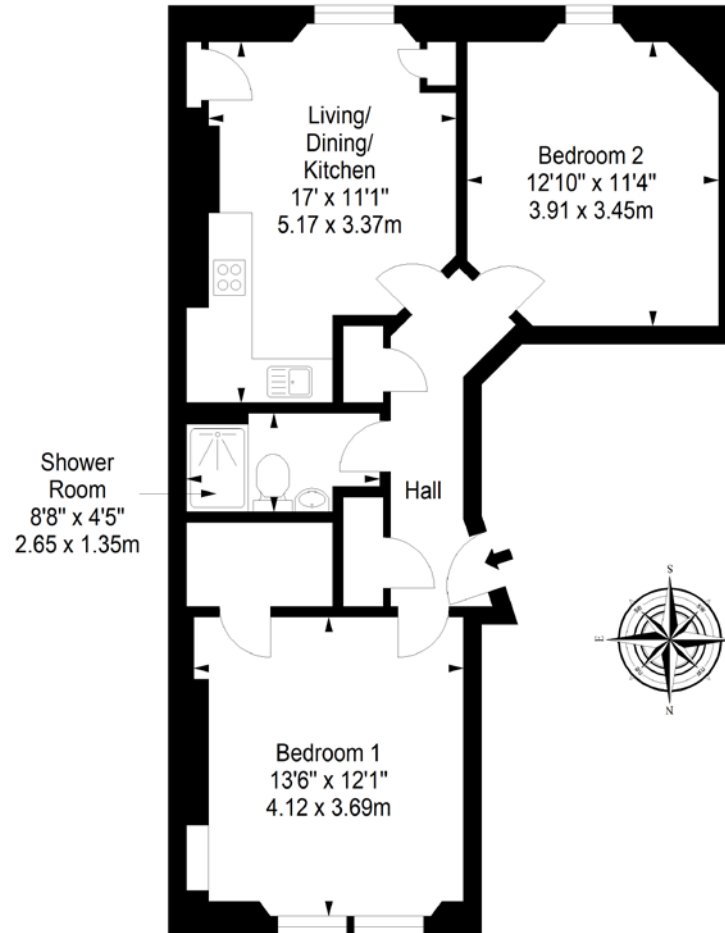




# Floorplan

## Second Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



Total area: approx. 60.3 sq. metres (649.1 sq. feet)

### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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