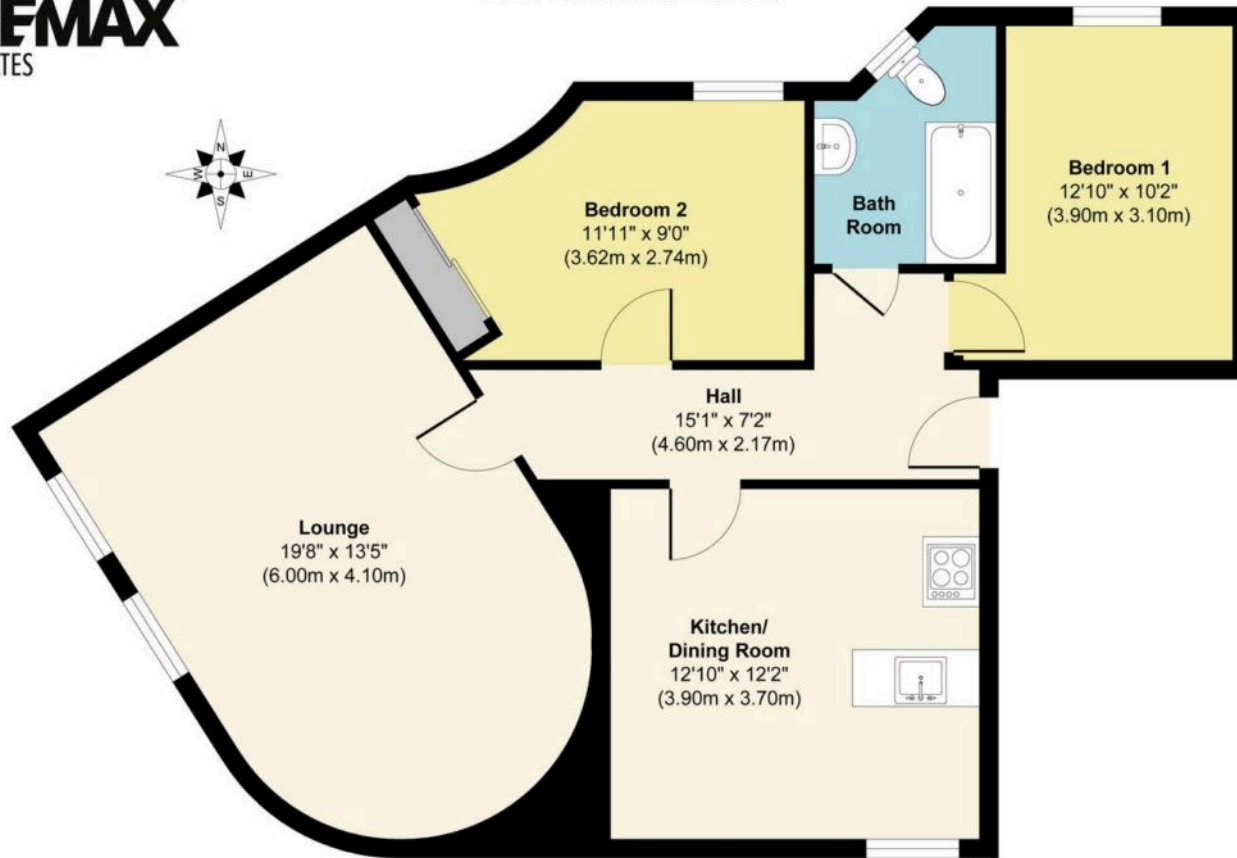




276/4 Morrison Street, Edinburgh
£300,000



276/4 Morrison Street



First Floor

Approx. Gross Internal Floor Area 771 sq. ft / 71.66 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

276/4 Morrison Street

Edinburgh, Edinburgh

Perfect City Centre Location – Spacious Two-Bedroom Flat
Beautifully proportioned two-bedroom flat, ideally positioned on the highly sought-after Morrison Street, in the heart of Edinburgh.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

17' 1" x 4' 1" (5.21m x 1.24m)

A welcoming entrance hall featuring an attractive large wooden front door, providing access to the two bedrooms, lounge, kitchen, and bathroom. The space benefits from a useful storage cupboard and radiator, offering both practicality and comfort. Laminate flooring runs throughout the hall, complemented by a high ceiling that adds a sense of space and character. Wall-mounted lighting enhances the area, and a secure entry system provides added peace of mind.

Lounge

19' 3" x 14' 3" (5.86m x 4.35m)

This impressive room is full of original character, enhanced by a distinctive curved wall that completes the traditional feel of the property. Two large front-facing windows, both retaining their original shutter-style window fittings, enjoy open views towards Haymarket and allow excellent natural light to fill the space. The room features carpeted flooring, a striking chandelier-style light fitting, and beautifully preserved original cornicing with a decorative ceiling rose. Further period features include built-in Edinburgh press shelving and additional wall shelving, adding both charm and practical storage. With its generous proportions and abundance of original details, this is a standout room that reflects the character and heritage of the property.



Kitchen/Diner

13' 3" x 11' 9" (4.03m x 3.57m)

well-equipped and generously sized kitchen/diner with a large bay style window to the side, fitted with original shutter-style window coverings the boxing at the bottom of the window can also be utilised as a window seat," allowing plenty of natural light into the room. The kitchen features tiled flooring, a high ceiling that highlights the property's original character, and includes a traditional Edinburgh press shelving feature. There is a large storage cupboard providing excellent additional space. Appliances include an integrated fridge/freezer, oven, microwave, electric hob with extractor fan, and a stainless-steel sink with drainer and mixer tap. A washing machine is also included, as gifted by the owner. A feature hanging light marks the dining area, with ample space for a table and chairs, making this a comfortable and practical room for everyday living and dining.

Bedroom One

12' 0" x 8' 5" (3.66m x 2.57m)



Bedroom One

12' 0" x 8' 5" (3.66m x 2.57m)

A well-proportioned double bedroom retaining much of its original character. The room benefits from a large window fitted with shutter-style window allowing for good natural light. Features include a central ceiling light, radiator, and attractive real wood flooring. Fitted wardrobes provide ample storage for clothing, making the room both practical and comfortable.

Bedroom Two

9' 7" x 12' 10" (2.91m x 3.91m)

A good-sized second bedroom featuring a rear-facing window with stylish shutter blinds, allowing for privacy and natural light. The room benefits from high ceilings, adding a sense of space and character, along with quirky details that give it real charm. Finished with modern laminate flooring, a central ceiling light, and radiator heating for year-round comfort. There is excellent storage with large walk-in wardrobes, complete with hanging rails and shelving, making this an ideal and practical bedroom.

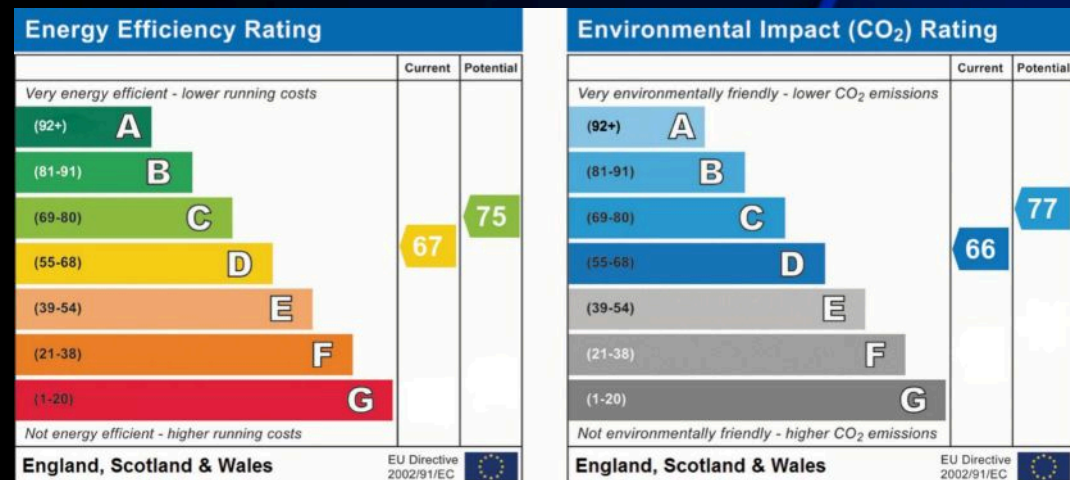
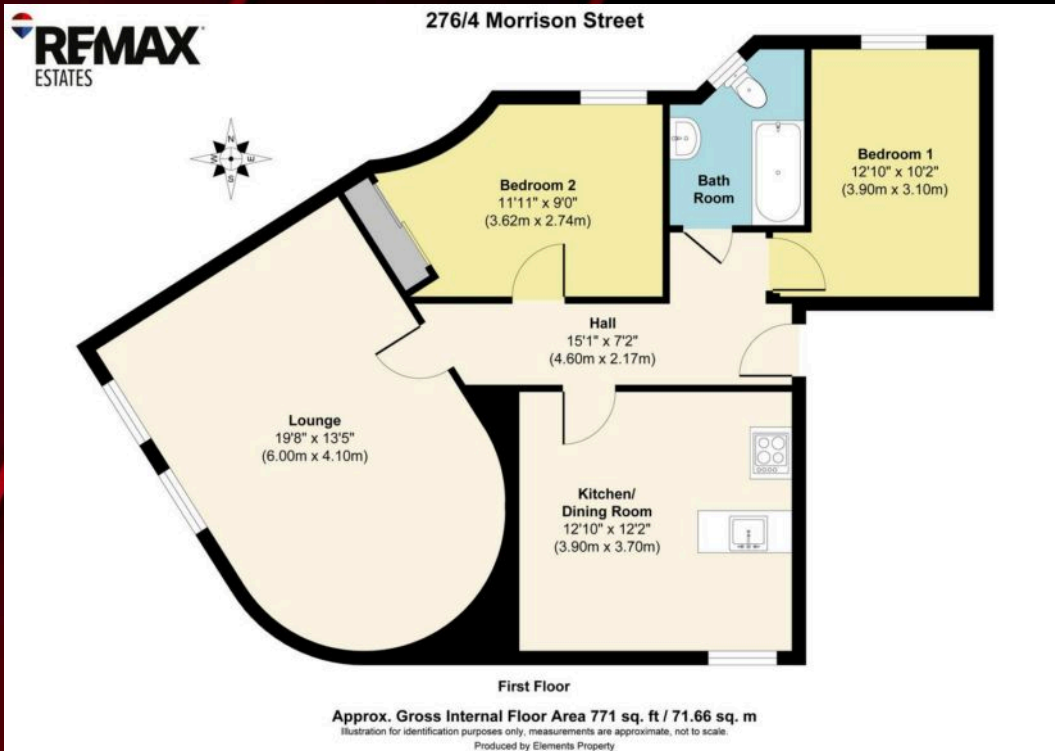
Bathroom

6' 11" x 4' 4" (2.11m x 1.31m)

The bathroom has a distinctive shape, giving the room added character. A rear opaque window provides natural light while maintaining privacy. The room is fitted with a bath with mixer tap, WC, and wash hand basin with mixer tap. A wall-mounted storage cabinet offers useful space for toiletries, and a large wall mirror helps to enhance the sense of space. The flooring is finished with practical vinyl in a tile-effect design. Ceiling spotlights provide good lighting, and a chrome heated towel rail adds everyday convenience.









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