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## **19 PLEWLANDS GARDENS**

MORNINGSIDE, EDINBURGH, EH10 5JS

***For viewing and price information call now on 0131 200 1234***



## DESCRIPTION

*Spacious, tastefully decorated Lower Villa within the Plewlands Conservation area in the highly sought after Morningside district, offering prime family accommodation. The property benefits from double glazing, gas central heating, security alarm, ample storage, period features and private gardens to front and rear.*



## Property Features

(see floor plan for measurements):

- Entrance vestibule with glazed door to hall. Security alarm system. Tiled floor
- Hall with dado rail. Large built-in cupboard with coat hooks and shelf storage. Large built-in cupboard with shelf storage. Fitted carpet. Radiator
- Bright living room with two windows to front, fitted blinds. Decorative pine and gesso mantle with granite insert and hearth. Decorative cast iron living flame gas inset fire. Plain cornice. Part glazed shelved display cupboard. Shelving. Fitted carpet. Radiator
- Kitchen with two windows to side and one to rear with fitted blind. Door giving access to rear garden. Good range of modern wood effect wall and base units. Solid wood fitted worktops. Tiled splashbacks. Stainless steel 1½ bowl sink with drainer and mixer tap. Electric hob and stainless steel electric double oven. Wall mounted gas boiler. Extractor fan. Vinyl flooring. Radiator
- Dining room with glazed door giving access to conservatory. Access to kitchen. Two built-in cupboards with shelf storage. Sanded and sealed floor. Radiator
- Conservatory accessed off dining room. Windows and door to rear garden, fitted blinds. Engineered wood flooring. Two radiators
- Double bedroom with window to front. Plain cornice. Fitted wardrobe with hanging and shelf storage. Fitted carpet. Radiator

- Double bedroom with window to rear. Fitted carpet. Radiator
- Bedroom with window to rear, fitted blind. Fitted carpet. Radiator
- Bathroom with frosted window to rear. White suite comprising wash hand basin, wc and bath. Mira mixer shower. Shower curtain. Tiled around bath and splashback areas. Mirror. Extractor fan. Shaving shelf. Vinyl flooring. Radiator
- Gardens to front and rear with lawn, patio, gravel beds. Flower beds, drying line and shed. Gate giving access to main road from rear garden
- On-street parking

### ITEMS INCLUDED:

All fitted carpets and floor coverings, blinds, hob and oven.

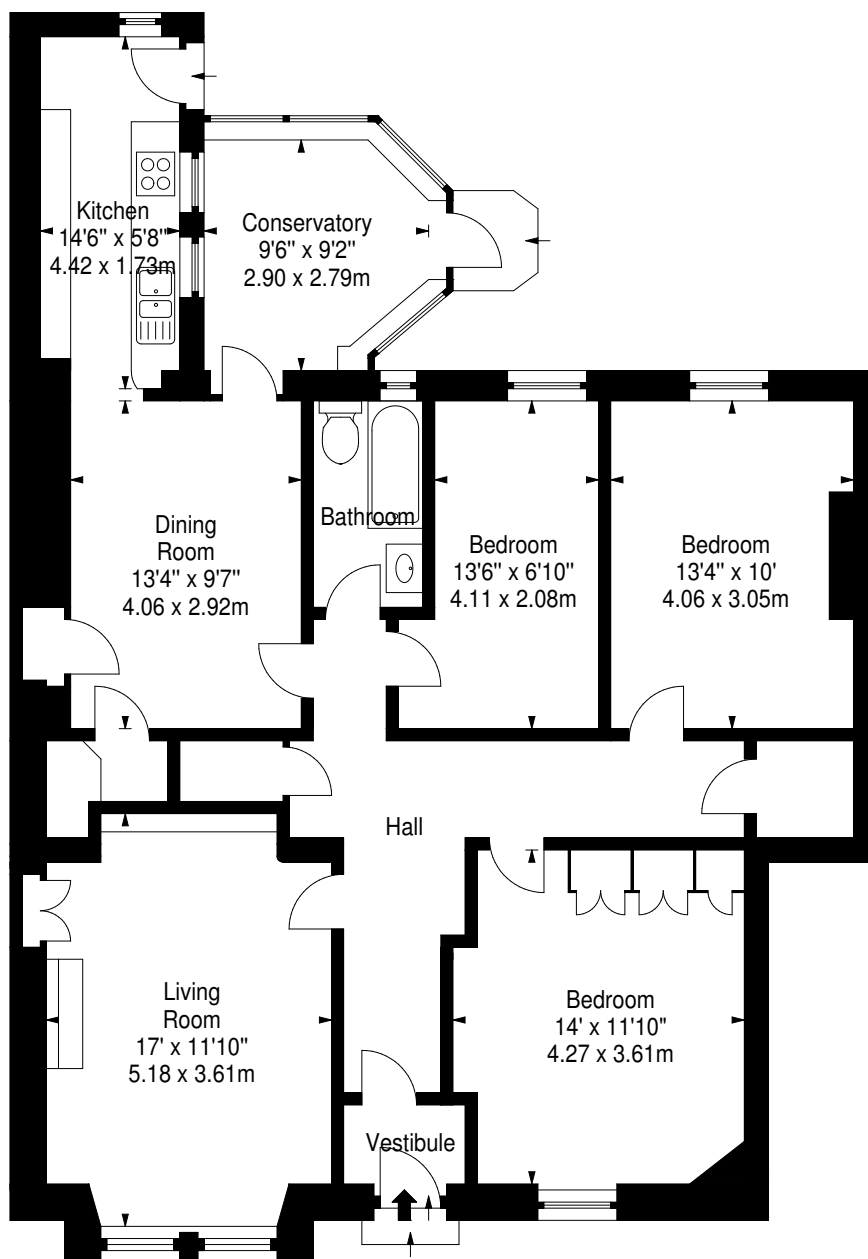
### LOCATION:

Quietly situated in this desirable residential area, with easy access to first class local amenities and frequent bus services to the City Centre. This is a particularly well-located property, within a short distance of South Morningside Primary School and the superb range of general and specialist shops in Morningside, including a Waitrose supermarket and Marks & Spencer Simply Food. Morningside also offers a wide choice of bars and restaurants, a theatre and multi-screen cinema. The property is also convenient for the Napier and Edinburgh University Campuses. The south side is well served for a variety of leisure activities and the nature trail on Easter Craiglockhart Hill is within a few minutes' walk, plus pleasant walks at Braidburn Park and The Hermitage also within easy reach.

**Plewlans Gardens,  
Edinburgh,  
Midlothian, EH10 5JS**



Approx. Gross Internal Area  
1202 Sq Ft - 111.67 Sq M  
For identification only. Not to scale.  
© SquareFoot 2016



Ground Floor

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**EPC RATING:**

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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with B+M as soon as possible post viewing and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.