



**CHARMING GROUND AND FIRST FLOOR HOUSE FORMING THE PRINCIPAL PORTION OF A
DETACHED VILLA IN MORNINGSIDE**

34 HERMITAGE GARDENS
EDINBURGH, MIDLOTHIAN

savills

Location

Situated around 2 miles south of Princes Street, the property lies within the popular residential district of Morningside. There are excellent local shops, bistros and bars in Morningside and Bruntsfield, including a Waitrose, Marks & Spencer and Tesco, as well as cultural amenities including the King's Theatre and Dominion Cinema. Local sporting facilities include a number of golf courses and there are beautiful walks in the open spaces of Bruntsfield Links, The Meadows, The Braids and The Hermitage. The property is ideally located for access to the financial district in the West End as well as The Gyle, Gogarburn and Edinburgh Park. George Watson's is within walking distance, and a number of other schools, including South Morningside Primary, George Heriot's, Merchiston, and Boroughmuir High School, are also nearby. The city bypass is within easy reach, providing excellent access to the airport and the Central Scotland motorway network.

Description

34 Hermitage Gardens is an attractive ground and first floor house forming the principal portion of a detached stone built villa in Edinburgh's highly sought after Morningside district. The property has east and west facing aspects which allow for an abundance of natural light throughout the day. The house retains much of its period charm with many original features still intact including fine cornice work, natural timber woodwork and fireplaces. Of particular note is the first floor drawing room with its central fireplace and east facing bay window. The accommodation is perfectly suited to family living with spacious reception areas and a study on the ground floor, plus, on the first floor, the drawing room, three generous bedrooms and a family bathroom. In addition, the former maid's quarters off the kitchen provides a further bedroom.

The house sits back from the road and is approached by a gated path. To the side there is a driveway and a single garage with up and over door. To the rear of the house there is a well maintained west facing garden which is mainly laid to lawn edged by mature shrubs, trees and flower beds.

EPC: F

Fixtures & Fittings: The carpets, white goods (excluding deep freeze) and curtains are included in the sale. The light fittings may be available by negotiation. The chandelier in the hall is specifically excluded from the sale.

Home Report & Energy Performance: A copy of the full Home Report and Energy Performance Certificate is available on request.

Viewing: Strictly by appointment with Savills - 0131 247 3770

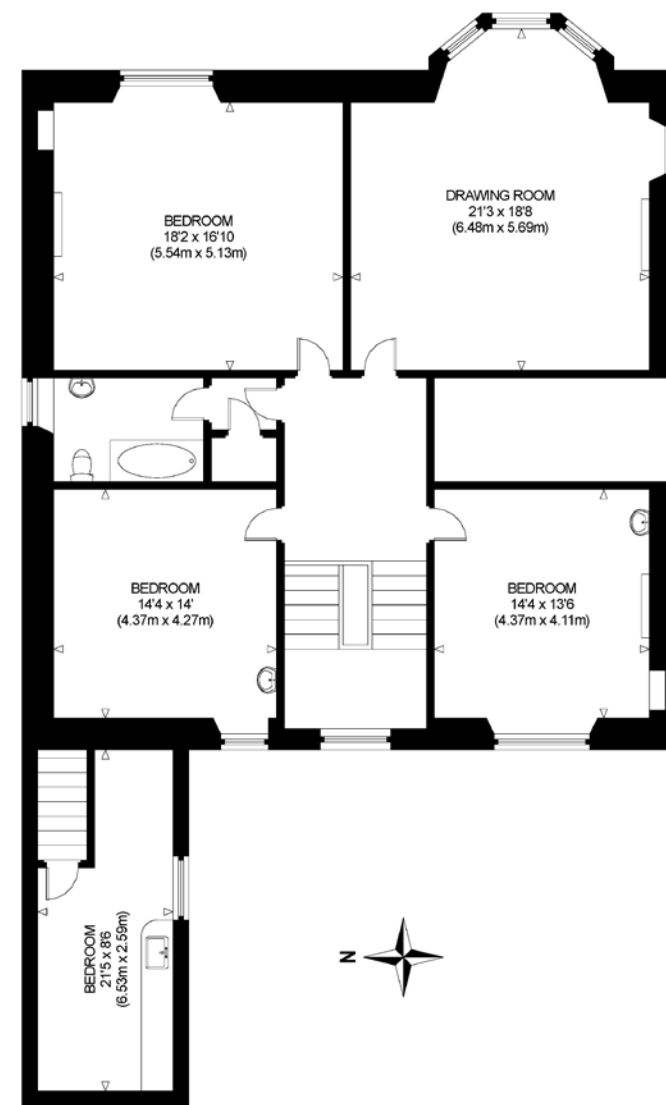




FLOORPLANS

Gross internal area (approx) 319.7 sq m (3441 sq ft.)

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