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**6B HERMITAGE DRIVE
MORNINGSIDE
EDINBURGH**

This large and rarely available drawing room conversion forms part of a handsome stone built villa which enjoys an attractive open outlook over the Hermitage of Braid to the Braid Hills beyond.

Vestibule, entrance hall, reception/dining hall, drawing room, kitchen, three bedrooms, master en-suite bathroom, principal bathroom and attic.
Driveway, front and rear gardens.

Offers Over £500,000



GENERAL DESCRIPTION

This rarely available drawing room conversion forms part of a handsome stone built villa on Morningside's much sought after Hermitage Drive. The property boasts an outstanding view over the Hermitage of Braid with the Braid Hills beyond. The accommodation offers spacious and well proportioned rooms that display a number of period features and could now benefit from some general upgrading. Externally there are private gardens to both the front and rear which display lawn with mature and well stocked planted areas. The internal layout comprises a vestibule and entrance hall leading through to the reception hall and bedroom three. The large reception hall has a defined dining area with storage cupboards off with a cupola providing excellent natural daylight. The impressive drawing room has a broad rear facing bay window which enjoys a superb outlook over the Hermitage of Braid and displays a number of original features. The kitchen has a window to the front overlooking gardens. The property's large master bedroom has windows to the rear and door through to the en-suite bathroom. Bedroom two is a generous double, while bedroom three is a single

or suitable as a study and both rooms are set to the front of the property. Finally the bathroom displays a four piece suite, has window to the side and hatch to the attic. Viewing is strongly recommended to fully appreciate the outstanding potential of this sizeable home.

SITUATION

Morningside is to the south of the City Centre and offers an excellent range of local amenities, with local shops including boutiques, delicatessens, cheese mongers, greengrocers, fishmongers, bakers, supermarkets, convenience stores, cinema, post offices and banks. The area is well served by churches, doctors and dentists, a number of restaurants, cafes and wine bars. In addition to these amenities, the area is also renowned for its fine schooling, from primary to secondary education including George Watson's College and Napier University. Further to the superb amenities, Morningside is exceptionally well placed for access to and from the city centre either by car or by public transport. There is also easy access to the city by-pass, in turn giving access to major A-roads, motorway network and Edinburgh International Airport.





ACCOMMODATION
(All Sizes Approximate)

VESTIBULE

The property is gained via an external staircase which has a covered entrance area and store below. Timber door leads through to the vestibule which has cupboard off and glass panelled door leads through to the entrance hall.

ENTRANCE HALL

The entrance hall has cupboard off and provides access to the reception/dining hall and bedroom three.

RECEPTION/DINING HALL
21'0" x 13'8" 6.38m x 4.16m
(at widest point)

This impressive central area has large cupola providing an abundance of natural daylight. A defined dining area is set behind a timber balustrade which provides ample space for formal dining and entertaining. The hall displays decorative cornice work, built-in and walk-in storage cupboards.





DRAWING ROOM

22'9" x 15'10" 6.93m x 4.83m (into the bay)

This large bright public room has broad rear south facing bay window with seated/storage area below enjoying a superb open outlook over the Hermitage of Braid and towards the Braid Hills. The room displays a number of attractive features including decorative cornice work and a handsome fireplace with inset gas fire.

KITCHEN

15'0" x 9'4" 4.58m x 2.84m

This good sized kitchen has front facing window overlooking gardens. The room features basic units with worktop and inset sink. Displays original coving and provides space for informal dining. Airing cupboard with central heating boiler.

BEDROOM 1

15'4" x 14'4" 4.67m x 4.37m

The property's master bedroom has twin rear facing windows again enjoying an attractive outlook over the 'Hermitage'. The room displays original coving, fitted wardrobes and door to the en-suite bathroom.

EN-SUITE BATHROOM

7'2" x 6'0" 2.15m x 1.83m

This bright room has rear facing window and features a suite comprising WC, wash hand basin and bath.

BEDROOM 2

15'0" x 12'5" 4.59m x 3.80m

This large double bedroom has twin front facing windows overlooking gardens. The room displays decorative coving and a fitted vanity area.

BEDROOM 3/STUDY

14'4" x 8'8" 4.49m x 2.02m

The property's third bedroom has twin front facing windows overlooking gardens. The room displays original coving and fitted wardrobe.

BATHROOM

9'4" x 7'9" 2.85m x 2.37m

This room has side facing window and features a WC, bidet, wash hand basin and bath with mains shower over. Displays coving and has hatch with fixed Ramsay ladder to the attic.



ATTIC

This large mostly floored attic is presently gained via a hatch/ladder from the bathroom. This area may be suitable to convert into further living space subject of course to the necessary consents being granted.

HEATING

The property has a system of gas central heating.

ALARM

The property is fitted with an active burglar alarm system.

GARDENS

To the front of the property there is a private garden area displaying lawn with mature planted areas. A path, shared with the lower floor property, leads to the rear. The rear garden enjoys southerly aspects over the Hermitage of Braid and is again mainly lawn with mature and well stocked planted areas. The summerhouse will be included in the sale price.

DRIVEWAY

To the front of the property there is ample off street parking for a number of vehicles to the left hand side of the driveway.





Schematic Diagram only - Not to scale

ENTRY

By Arrangement.

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £500,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.