



boyd property

21/8 Plewlands Terrace
EDINBURGH | EH10 5JX

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Description

Boyd Property are delighted to market this charming top floor, forming part of a traditional stone-built tenement building and situated in the much sought after Morningside area of Edinburgh. The property has lovely views over the city skyline towards Arthurs Seat and the Braid Hills and has retained some of its original features including decorative cornice work, tall ceilings, and wood panelled doors. The property is offered to the market in good order but would now benefit from some general cosmetic upgrading works. The accommodation briefly comprises. A large entrance hallway, a beautiful bay windowed lounge offering superb views over the city skyline with the main focal point of the room being the feature wooden fireplace, a light and spacious kitchen/dining room. A good-sized double bedroom, and a single bedroom that is fitted with a double loft bed and also offers an excellent study/work from home space and there is a family sized bathroom with shower over the bath. The property benefits from gas central heating, double glazing (it should be noted that the glass in all the window units has recently been replaced) and an entry phone security system. Externally there is a shared garden to the rear of the building and there is free on-street parking is available. This property will appeal to a variety of buyers and viewing is therefore highly recommended.

Virtual Staging

It should be noted as the property is currently vacant, we have virtually staged/renovated some of the rooms to showcase how this property could look after upgrading works have been carried out.

Location

Morningside is located to the south of the city centre which can be easily accessed via a frequent bus service that is on the doorstep. The bypass is a short drive away offering easy access to the south via the A1/A68, South Gyle, the International Airport, and the central belt motorway network, making it perfect for the commuter. Local schooling includes Morningside Primary and the highly regarded Boroughmuir High School along with George Watsons College. Shopping facilities in the area include a Waitrose superstore and a host of specialist shops in Morningside Road and nearby Bruntsfield giving it a vibrant village like atmosphere. Recreational facilities include the Dominion Cinema Complex, the Churchill Theatre and a host of cafes, bars and restaurants offering plenty of entertainment options. For the outdoor enthusiast there are also fantastic walks that can be had both locally up the Braid hills and a short 10 minute drive up the Pentland hills regional park.

Extras

All fitted floor coverings and integrated appliances in the kitchen.

Price & Viewing

For price and viewing information contact Agents.

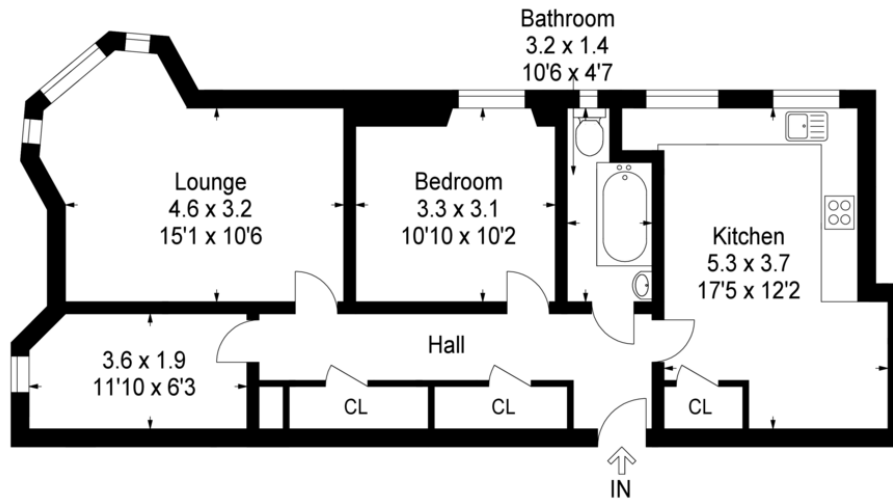


Features

- Entrance hallway
- Lounge with feature fireplace
- Kitchen/Dining room
- Double bedroom
- Single bedroom with loft bed & feature fireplace
- Bathroom with shower
- Good storage facilities
- Entryphone security system
- Double glazing (new glass fitted to all units)
- Gas central heating
- Communal garden
- Free on street parking

“ A charming 2-bedroom top floor, forming part of a traditional stone-built tenement building and situated in the much sought after Morningside area of Edinburgh. ”





Approximate Internal Floor Area 797 Sq Ft / 74 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

