

COULTERS[©]

21/2 WOODBURN TERRACE

MORNINGSIDE, EDINBURGH, EH10 4SS

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Woodburn Terrace in Morningside is a highly sought after location, boasting substantial, elegant Victorian properties and this beautiful 2 bedroom, first floor flat is no exception. Bursting with fine period features and flooded with natural light, this stylish, well proportioned property makes a wonderful home. The beautiful bay windowed sitting room provides a fine outlook to the front, with ornate cornice work and a beautiful timber mantle and fireplace forming a wonderful focal point in the room.

KEY FEATURES



Immaculately presented first floor flat.



Two generous double bedrooms & a boxroom.



Well-maintained shared rear garden.



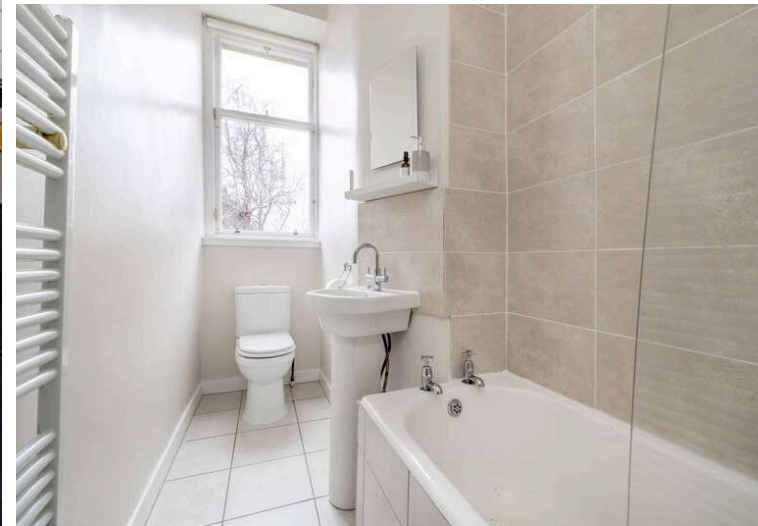
On-street permit holder parking.



Located in the sought after area of Morningside.



Within a short walk of independent retailers & cafes.



With a westerly outlook to the rear and a window seat from which it can be enjoyed, the bright, well-equipped dining kitchen is fitted with wall and base mounted cabinetry & a solid wood worktop. There is a gas hob, extractor hood & dishwasher, oven, fridge and freezer, of which the oven, fridge and freezer have been recently replaced.

There are two good sized double bedrooms, both tastefully presented in a neutral colour palette, in addition to a handy boxroom. The attractive bathroom has a white three piece suit comprising; bath (with shower over), wash hand basin and WC. To the rear there is a well maintained shared garden, mainly laid to lawn with additional border planting. Permit holder parking is available on the street outside.





THE LOCAL AREA

Located only two miles south of the City Centre, Morningside is considered one of Edinburgh's most desirable places to live.

Famous for its cafes, independent shops, delicatessens and bars, Morningside offers an abundance of local amenities including a Waitrose and a Marks and Spencer. We highly recommend a visit to the family owned Dominion Cinema. For the outdoor enthusiast or dog walker, the beautiful green spaces of the Hermitage of Braid, Braidburn Park and Blackford Hill are nearby. It is ideally situated for Napier University's Merchiston Campus, Kings Buildings and the Royal Edinburgh.

The area offers highly regarded primary and secondary schooling including South Morningside Primary and St Peters RC Primary School. George Watson's College is also in situated in Morningside.

Multiple bus routes travel up Morningside Road towards the City Centre and the City Bypass is within easy reach.

EXTRAS

All blinds, light fittings, fitted flooring, washing machine and integrated appliances are included in the sale price.

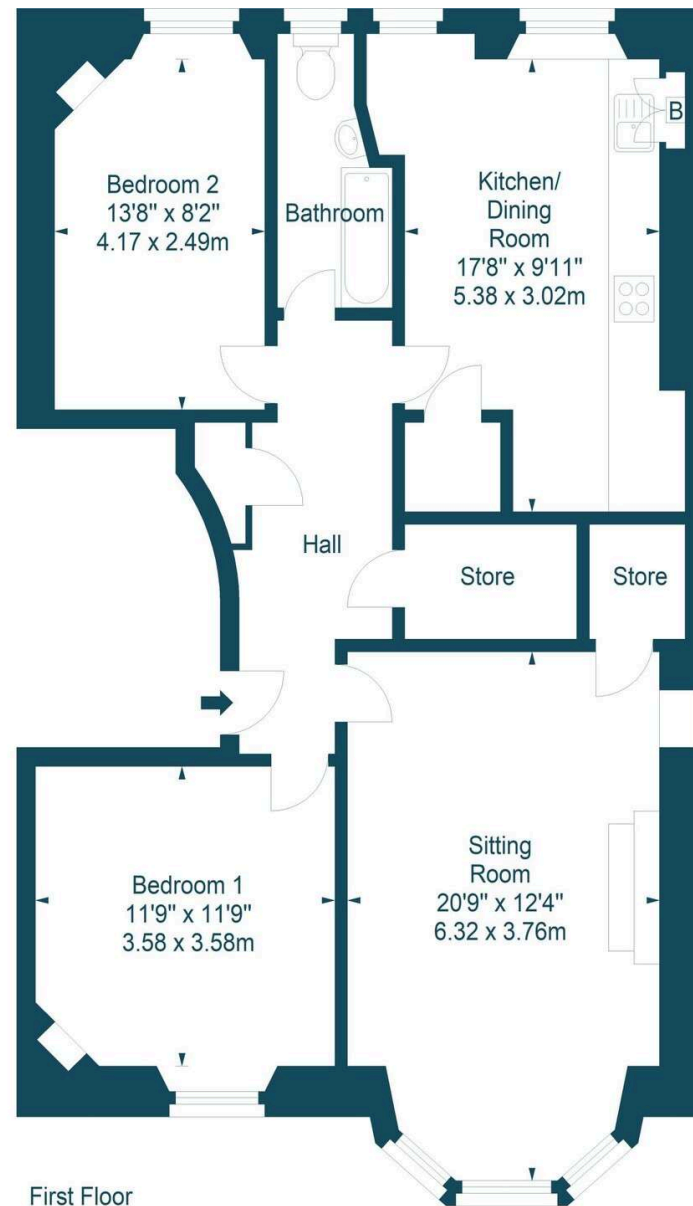




Woodburn Terrace,
Edinburgh,
Midlothian, EH10 4SS



Approx. Gross Internal Area
926 Sq Ft - 86.03 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.