

MORNINGSIDE
2/4 WOODBURN PLACE
EH10 4SQ



EPC RATING: D

OFFERS OVER £250,000



SPACIOUS ONE BED FLAT WITH EXCELLENT POTENTIAL FOR REDEVELOPMENT OR CONVERSION TO A TWO BED

Brilliantly located in this quiet street, only minutes from the hustle & bustle of Morningside and all its amenities, this large one bed flat is an excellent opportunity for a buyer to update to their style or even convert into a two bed, subject to the usual consents. Bags of original features including an exposed stone wall, panel doors and feature cornicing. Convenient transport links into the city centre.

VIEWING

Sun 2-4 or by appt Call 0131446 6850

PROPERTY DESCRIPTION

- L-shaped hallway with large coats cupboard
- Twin windowed sitting room to front with beautiful exposed stone wall, log burner, Edinburgh press and stunning original cornicing
- Huge kitchen/dining room with two large walk-in larder cupboards and view of Blackford Hill
- Big double bedroom to front with range of louvred door wardrobes
- Boxroom off hallway which would make a perfect study – could easily reinstate access from sitting room
- Internal bathroom with bath, sink and wc
- Gas central heating from back boiler
- Mainly double glazed windows
- Communal rear garden & well maintained stair
- Residents' permit parking

AREA

Morningside is a very popular area in the south of the city offering an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is excellent and the property is in the catchment for the new Canaan Lane, South Morningside & St Peters primary schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, with a range of gyms/leisure facilities a short drive

away. The flat is also well placed for lots of walks and open spaces including Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a children's swing park just around the corner. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

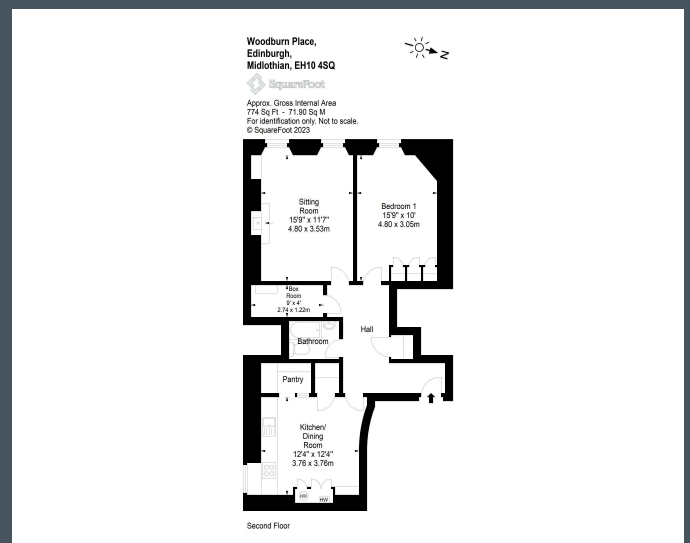
EXTRAS

The blinds/curtains, light fittings, freestanding cooker, washing machine, dishwasher and freestanding fridge freezer are included in the sale but not warranted.

HOME REPORT VALUATION

£260,000

Sitting room	15'9 x 11'7 (4.80 x 3.53m)
Kitchen/dining room	12'4 x 12'4 (3.76 x 3.76m)
Bedroom 1	15'9 x 10' (4.80 x 3.53m)
Boxroom	9' x 4' (2.74 x 1.22m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

