

COULTERS<sup>©</sup>

# 42/1 WOODBURN TERRACE

MORNINGSIDE, EDINBURGH, EH10 4ST

 1 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 one 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.

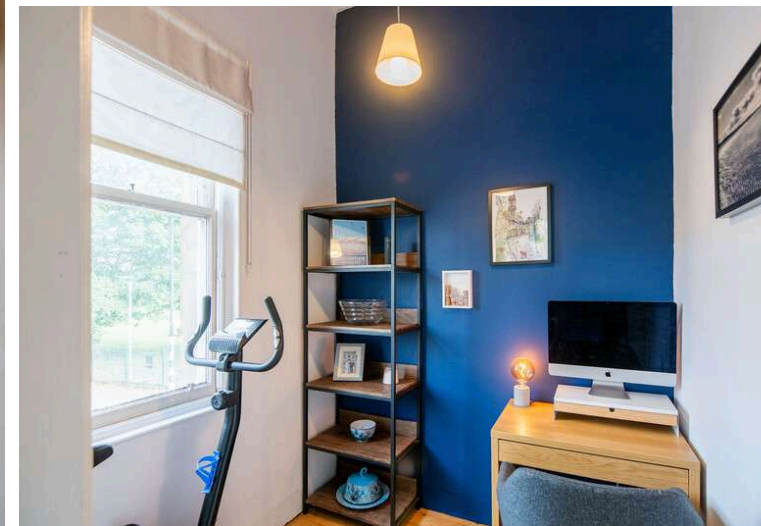
The property has a desirable end terraced position which gives it a lovely open view as well as an extra window to the side.

The beautiful bay windowed livingroom provides a fine outlook to the front, with ornate cornice work and a beautiful fireplace with gas fire forming a wonderful focal point in the room.

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 plus a large pantry and separate utility area just off the kitchen that has space for a washing machine and tumble dryer.

## KEY FEATURES

-  Immaculately presented first floor flat.
-  Generous double bedroom & separate study.
-  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.



A versatile study is also accessed off the kitchen and is large enough to fit a single bed, handy for visiting guests. The bedroom is a very generous double and the modern bathroom has only recently been fitted. For those looking for a second double bedroom, the layout of the property offers great potential for conversion, subject to the necessary consents.

The property has gas central heating operated by a new boiler and single glazing which has recently been draughtproofed. 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

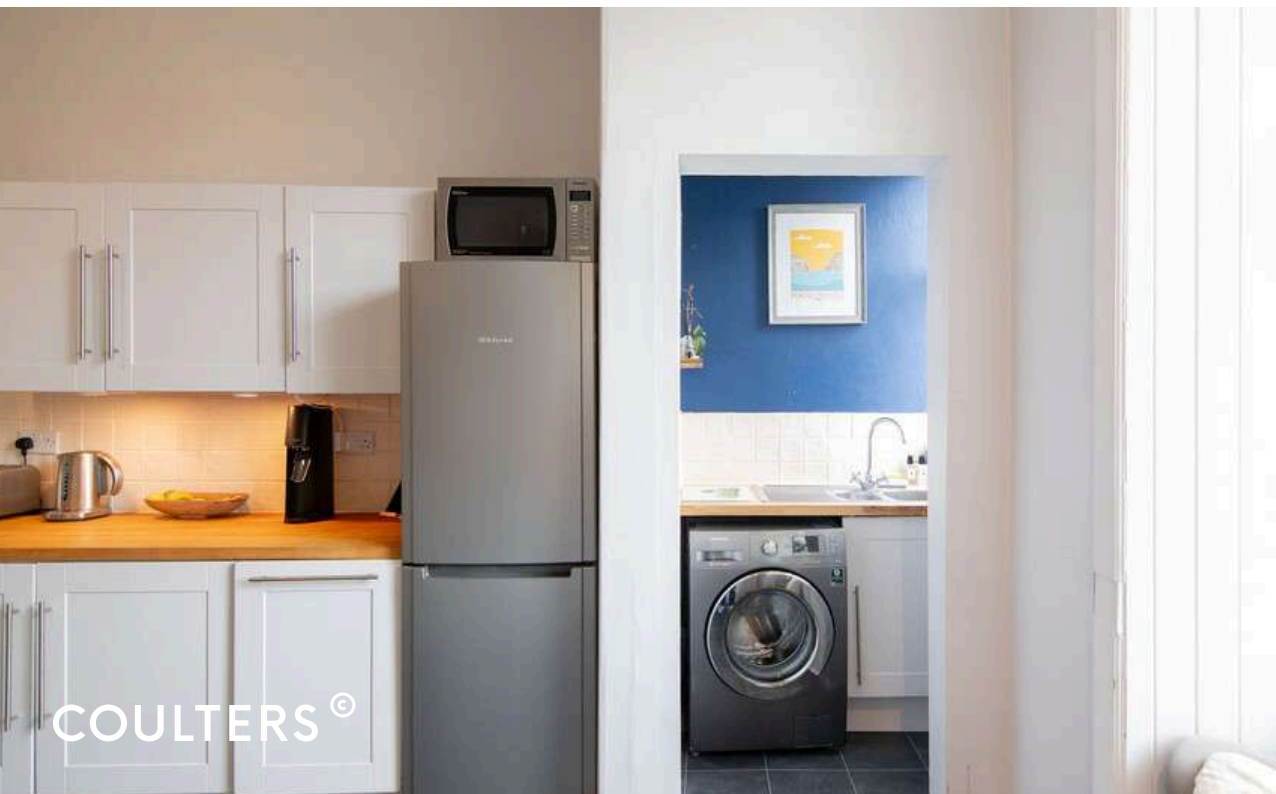
Located only two miles south of the City Centre, Morningside is considered one of Edinburgh's most desirable places to live. Famous for its cafes, independent shops, delicatessens and bars, Morningside offers an abundance of local amenities including a Waitrose and a Marks and Spencer. We highly recommend 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.

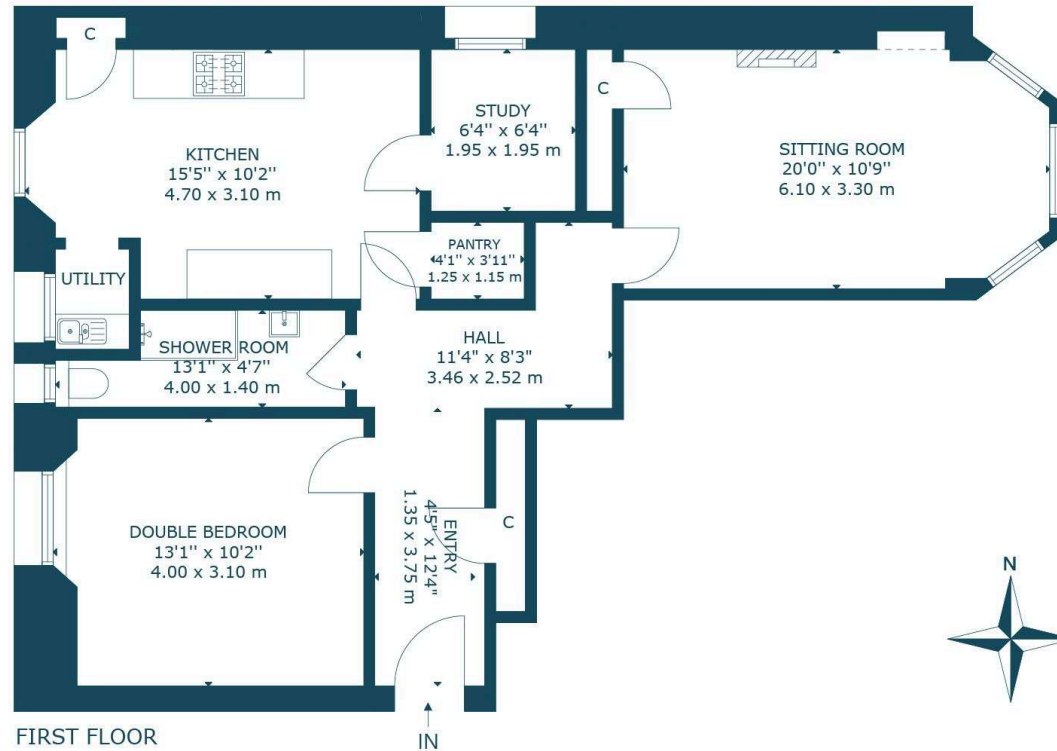
Multiple bus routes travel up Morningside Road towards the City Centre and the City Bypass is within easy reach.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 831 SQ FT / 77 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.