



# 9/1 WOODBURN TERRACE

MORNINGSIDE, EDINBURGH, EH10 4SH

4 BED

1 BATH

1 PUBLIC





## TAKE A LOOK INSIDE

Perfect for a family, this incredibly spacious four bedroom flat has a desirable location on a quiet residential street just a short stroll from all the many amenities for which Morningside is renowned. Situated on the first floor of a traditional tenement with a well-maintained communal stair, this wonderful home offers bright and well-proportioned rooms and elegant retained period features.

Upon entering the property, there is a large and welcoming hallway with fantastic storage. There is a beautiful bay windowed sitting room with intricate cornicing and elaborate panel mouldings as well as a lovely fireplace, which provides a wonderful focal point within the room.

To the rear of the property, there is a well-equipped kitchen/dining room with an adjoining larder. The layout offers great flexibility with two bedrooms situated to the front and two to the rear with the option to turn one of the rooms into a large home office if desired.

The well-designed bathroom has a three piece suit comprising; bath (with shower over), wash hand basin, WC, built-in storage and heated chrome towel rail.



## KEY FEATURES



Generously proportioned first floor flat.



Well-maintained shared rear garden.



Located in the sought after area of Morningside.



EPC Rating - C



Four double bedrooms.



On-street permit holder parking.



Within a short walk of independent retailers & cafes



Council Tax Band - F







The property has gas central heating and a mixture of double and single glazed sash and case windows. The windows to the sitting room and bedroom one have only recently been replaced with double glazing.

To the rear there is a well maintained shared garden, mainly laid to lawn with additional border planting as well as a washing line. Permit holder parking is available on the street outside.



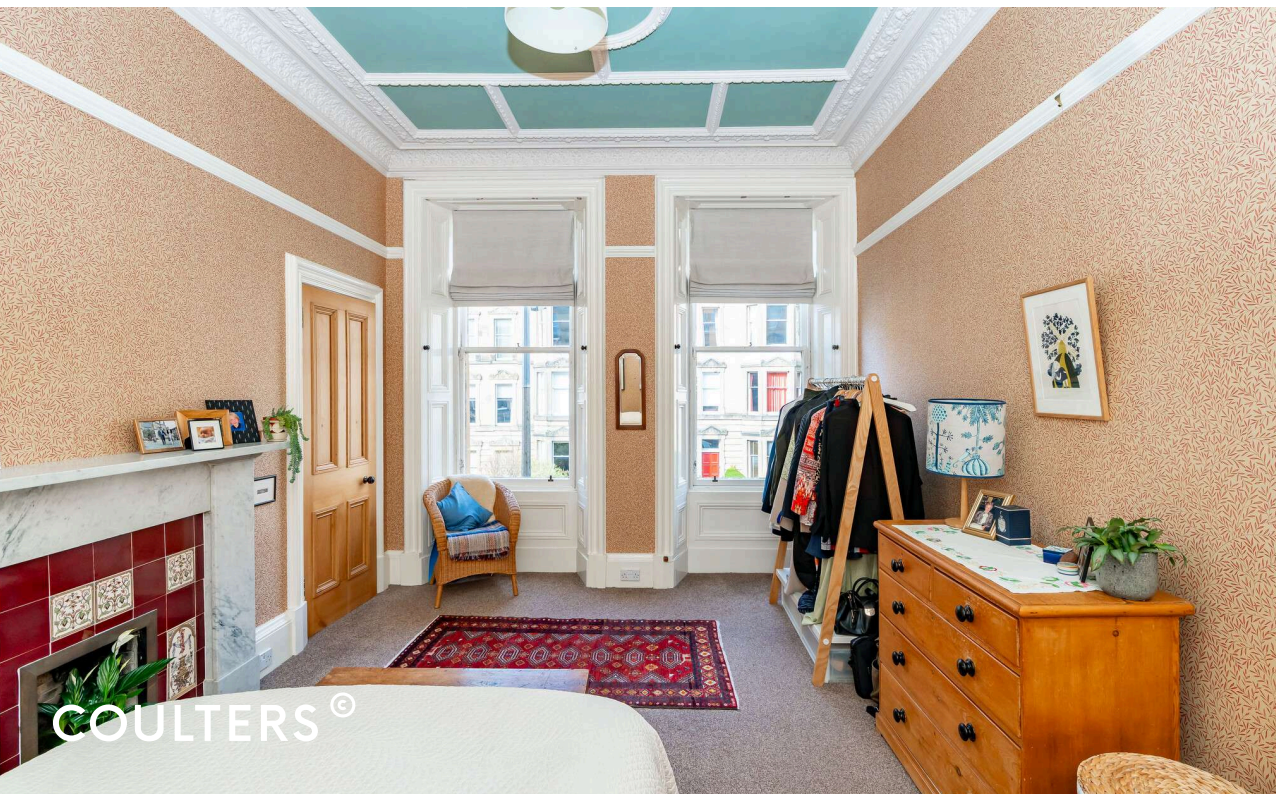




## THE LOCAL AREA

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 School, Canaan Lane Primary School and Boroughmuir High School. George Watson's College is also situated close by. Multiple bus routes travel up Morningside Road towards the City Centre and the City Bypass is within easy reach.



## EXTRAS

All fitted flooring and white goods (excluding the fridge) are included in the sale price. Other items, including the curtains, blinds and light fittings, are not included but may be available subject to separate negotiation.

**HOME REPORT VALUATION: £570,000**









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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,388 SQ FT / 129 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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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.