

COULTERS[©]

27/6 WOODBURN TERRACE

MORNINGSIDE, EDINBURGH, EH10 4SS

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated on the top floor of an extremely well-kept stair of flats, 27/6 Woodburn Terrace boasts a highly sought after location close to Morningside's many amenities. The property has been a much loved family home for many years and has been maintained to an excellent standard.

Inside, the beautiful bay windowed sitting room provides a pleasant outlook towards Blackford Hill and has cornicing and a fireplace which provides a wonderful focal point within the room. The bright, well-equipped dining kitchen is fitted with wall and base mounted cabinetry and a solid wood worktop. There is a gas hob, extractor hood, integrated AEG dishwasher, tall fridge, two NEFF ovens plus two undercounter AEG freezers. There is also a large pantry and separate utility area with a washing machine.



KEY FEATURES



Very well-presented top floor flat.



Two generous double bedrooms



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



EPC Rating - D



Council Tax Band - E





There are two good sized double bedrooms both which are tastefully decorated. In addition, there is a handy box room off the sitting room and a further cupboard off the hall large enough for a home working space, or perfect for coat hanging and additional storage. The attractive bathroom has a white three piece suit comprising; bath (with shower over), wash hand basin and WC. A floored storage space can also be found above the bathroom.

The property has gas central heating and double glazing.

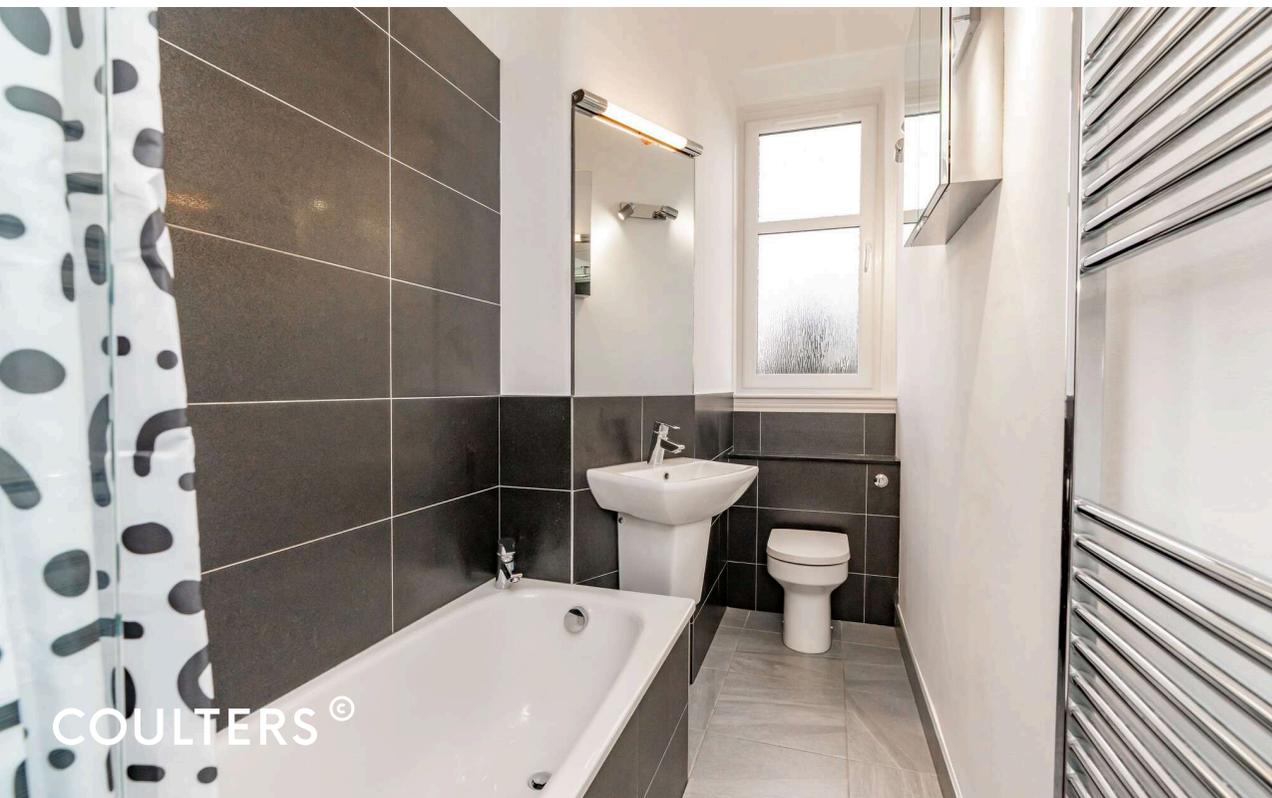
To the rear there is a well maintained shared garden, mainly laid to lawn with additional border planting as well as a washing line. Permit holder parking is available on the street outside.





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.

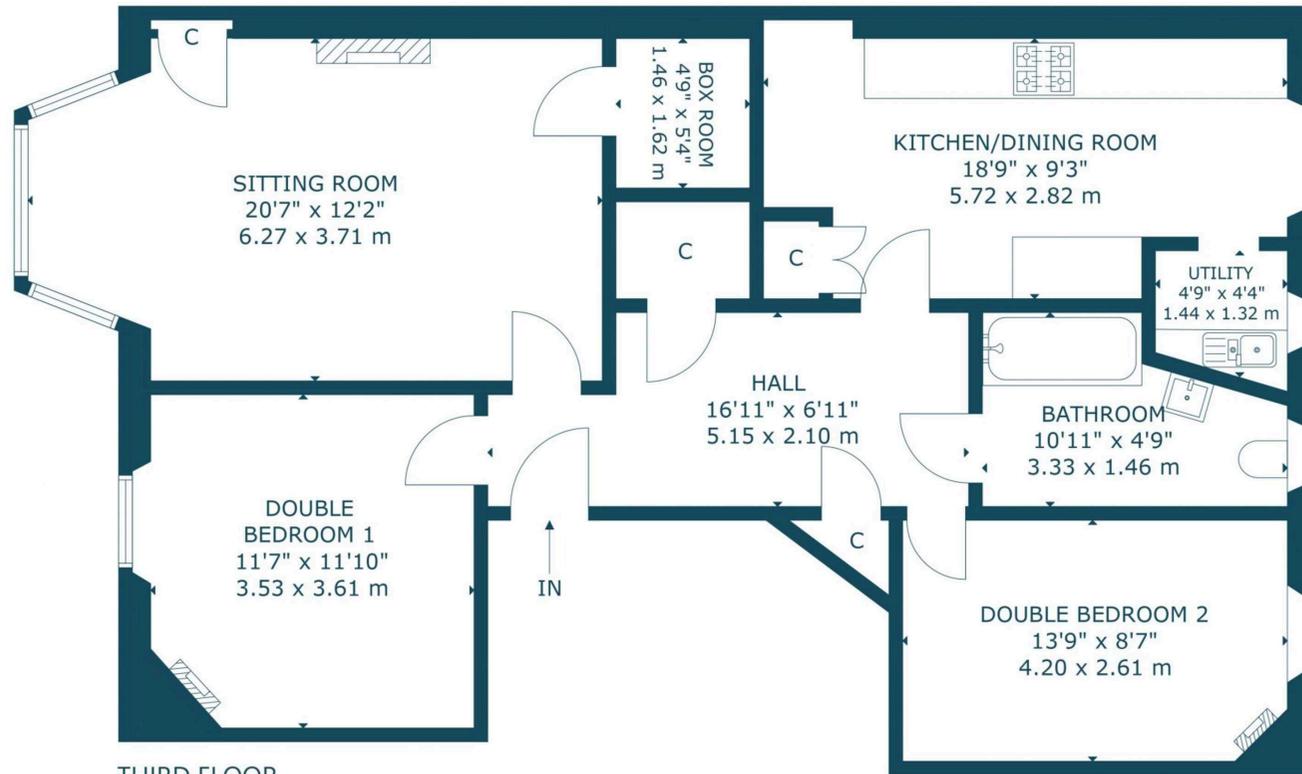


EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £425,000





THIRD FLOOR



27/6 WOODBURN TERRACE, MORNINGSIDE, EDINBURGH, EH10 4SS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 942 SQ FT / 87 SQ M
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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.