

The Coach House

17 Ethel Terrace, Morningside, Edinburgh, EH10 5NA



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A stunning one-of-a-kind contemporary two-bedroom Victorian detached Coach House in prestigious Morningside that offers the best of city living, boasting versatile accommodation with high-end finishes and on-trend decoration, as well as a suntrap, southwest-facing garden, and secure parking.

General Features

- A unique and highly stylish detached house
- In a prestigious conservation area in Morningside
- Beautiful interior design and high-end finishes
- Gas central heating and double-glazed windows
- Underfloor heating in select parts of the home
- EPC - D
- Council Tax Band - F

Accommodation Features

- Secure electric gate with video entry system
- Naturally-lit entrance hall with built-in storage
- Stylish open-plan kitchen/living/dining room with:
- Double-height ceiling and dual-aspect windows
- High-spec kitchen fitted with granite worktops
- Bi-folding doors extending out into the garden
- Spiral staircase to a versatile mezzanine level

- Two bright and airy double bedrooms, one with:
- A double-height apex ceiling
- French doors to a private garden deck
- High-end three-piece en-suite bathroom
- Contemporary three-piece family shower room

External Features

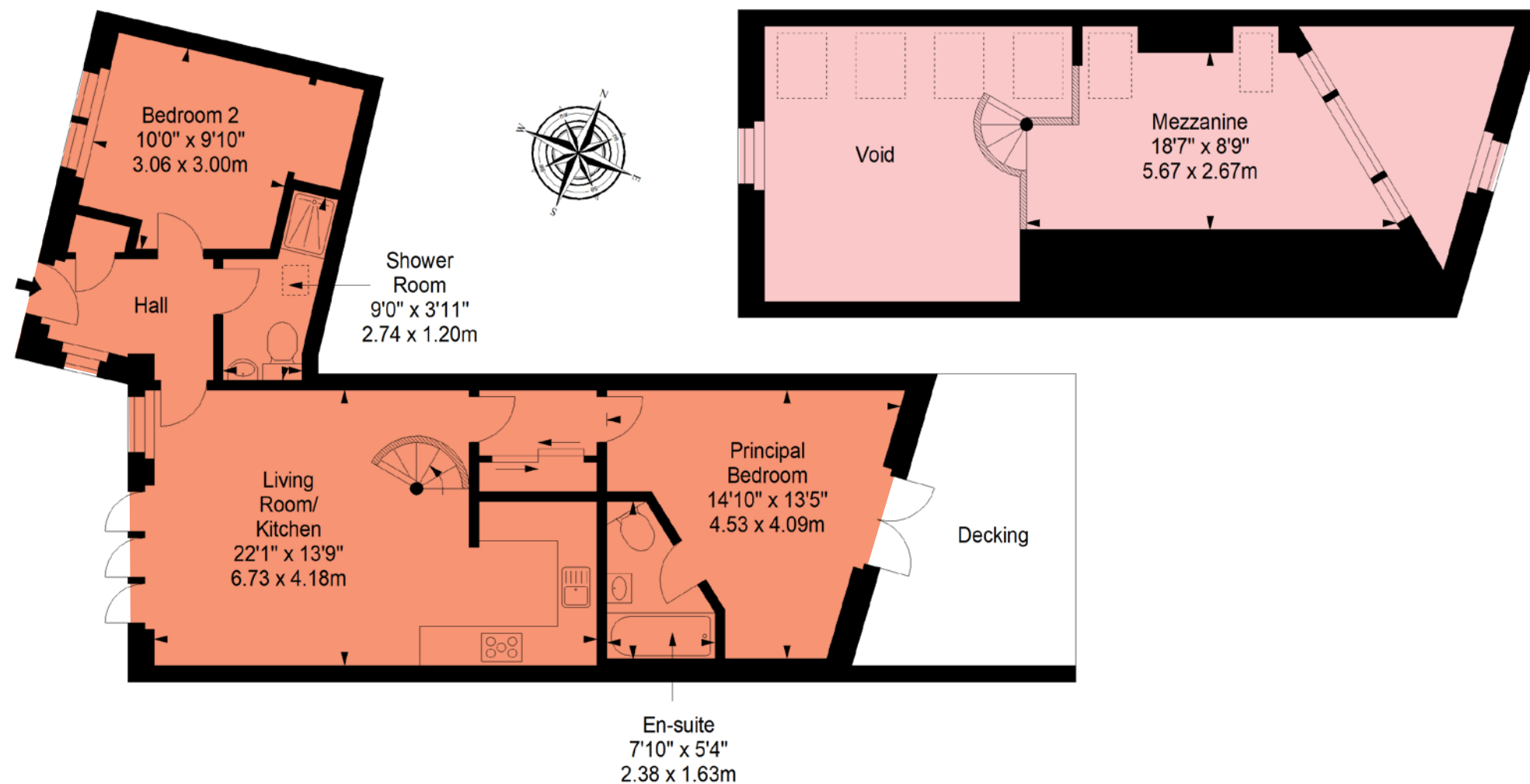
- Well-maintained private front and rear gardens
- Private driveway secured by a high gate and wall



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Property Name

The Coach House

Location

17 Ethel Terrace,
Morningside, Edinburgh,
EH10 5NA

Approximate Total Area:

79.5 sq. metres (855.7 sq. feet)

 **Ground Floor**

 **First Floor**

The floorplan is for illustrative purposes.
All sizes are approximate.

The Coach House

A unique and highly stylish detached house

Discover a unique and highly stylish two-bedroom detached house, situated in the heart of Morningside – one of Edinburgh's most sought-after postcodes. Forming part of the Plewlands conservation area, this outstanding property has been meticulously curated to an exceptionally high standard, combining elegance, space, and comfort – all wrapped up in beautiful interior design and premium finishings. It features a magnificent open-plan reception area, a fashionable kitchen, and two contemporary bathrooms. A chic

mezzanine level adds further charm and flexibility, whilst sunny gardens and secure parking complete this sanctuary for modern city living.

Secured behind a high wall and gate with a video-phone entry system, the property ensures privacy and exclusivity. Upon entering the residence, you are welcomed into a naturally-lit hall that immediately sets the tone for the stylish interiors that await. Built-in storage brings additional practicality, helping to keep the entrance clutter free.





At the heart of the home lies the open-plan reception area – a stunning space that boasts a dramatic double-height ceiling and an abundance of dual-aspect windows, ensuring a constant flood of natural light throughout the entire day. The neutral décor is artfully complemented by polished floor tiles and thoughtful accent walls, which add texture and sophistication to the design. Bi-folding doors (beside an oversized feature window) also extend the room out into the front garden, creating a seamless indoor-outdoor flow.

The reception room

The stunning heart of the home

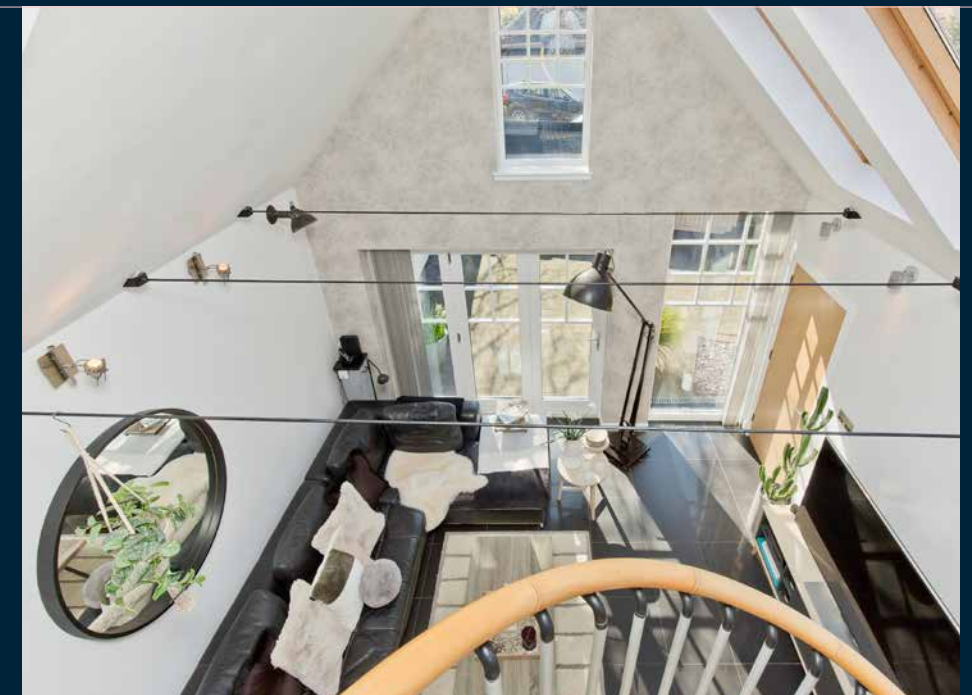


Furthermore, a striking spiral staircase complements the room's aesthetic, leading to a mezzanine level which overlooks the reception area.



The versatile mezzanine

Offering additional versatility to homeowners, the mezzanine could serve as a creative studio, a home office, or even an occasional guest room.





The kitchen

A joy for culinary enthusiasts

Neatly zoned, the kitchen has its own defined space while remaining connected to the living area. It features walnut-style cabinets and luxurious granite worksurfaces, ensuring equal measures of elegance and functionality.

The ample storage and workspace are paired with undercabinet lighting, a Smeg gas hob/electric oven, and integrated appliances (fridge/freezer, dishwasher, and washing machine), making it a joy for culinary enthusiasts.

High-spec kitchen

fitted with granite worktops



Two bright double bedrooms

Designed with comfort in mind

The two bedrooms are both bright and airy doubles, designed with comfort in mind. Both bedrooms feature modern styling, each with a tasteful accent wall complementing the neutral palette. The principal suite, laid with easy-to-maintain flooring, is accessed via a central hall. This standout bedroom also boasts a double-height apex ceiling and French doors that flow out onto a private rear garden deck, which is fully enclosed for privacy. In addition, it has the luxury of a high-end three-piece en-suite bathroom, complete with an indulgent overhead rainfall shower.

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THE COACH HOUSE



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The second bedroom

The second bedroom is equally inviting, enjoys built-in wardrobe storage, and is laid with soft carpet for underfoot comfort.





The bathrooms

Continuing the high-specification finishes found throughout

In addition to the en-suite, the home benefits from a contemporary family shower room, which is enveloped in neutral tones and stone-inspired tile work. Equipped with a three-piece suite and a rainfall shower, it continues the high-specification finishes found throughout this exceptional property.

For a comfortable living environment all year round, the home features double-glazed windows, gas central heating, and underfloor heating in hallways, reception and both bathrooms.



Outdoor spaces for relaxation
and entertainment

Garden & Parking

The property boasts well-maintained outdoor spaces for relaxation and entertainment. The southwest-facing front garden, shielded by a high wall for privacy, is arranged with a timber deck and a chipped stone area, ideal for gatherings around a firepit or barbecue. Adjacent to this space, there is a private driveway which is secured by a high (electric) gate. Meanwhile, the rear garden deck (accessible from the principal suite) provides a tranquil retreat for morning coffee and thoughtful contemplation.

Extras: all fitted floor and window coverings, light fittings, a gas range cooker, and integrated kitchen appliances to be included in the sale.



The fashionable suburb of

Morningside, Edinburgh





Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live

performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it’s just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital’s finest private schools, including the Edinburgh Rudolf Steiner School and George Watson’s College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.





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