

COULTERS ©

9/4 WOODBURN TERRACE

MORNINGSIDE, EDINBURGH, EH10 4SH

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This bright and spacious three-bedroom flat enjoys a desirable location on a much sought-after street, just a short stroll from the wide array of amenities for which Morningside is so well known. Situated on the second floor, the home is accessed via a well-maintained communal stairwell. Inside, there is a spacious hall, leading to the beautiful bay windowed sitting room which provides a fine outlook to the front, with ornate cornice work, a press cupboard and a lovely fireplace forming a focal point in the room. A large cupboard to the rear of the room offers excellent storage.

The east facing kitchen/dining room has a pleasant outlook and is fitted with wall and base mounted cabinetry, wine rack and integrated oven, gas hob and extractor hood. A superb pantry provides valuable additional space for kitchen goods.

KEY FEATURES



Spacious second floor flat with retained period features.



Three double bedrooms plus excellent storage.



Well-maintained shared rear garden.



Permit parking available.



Located in the sought after area of Morningside.



Within a short walk of independent retailers & excellent schools.



EPC Rating - C



Council Tax Band - E



The flexible layout offers two bedrooms to the front and one to the rear, with one of the front rooms currently arranged as a formal dining room. Bedrooms 1 and 2 are particularly generous and all three rooms are full of character, retaining traditional fireplaces, high ceilings with cornicing or coving and panelled doors.

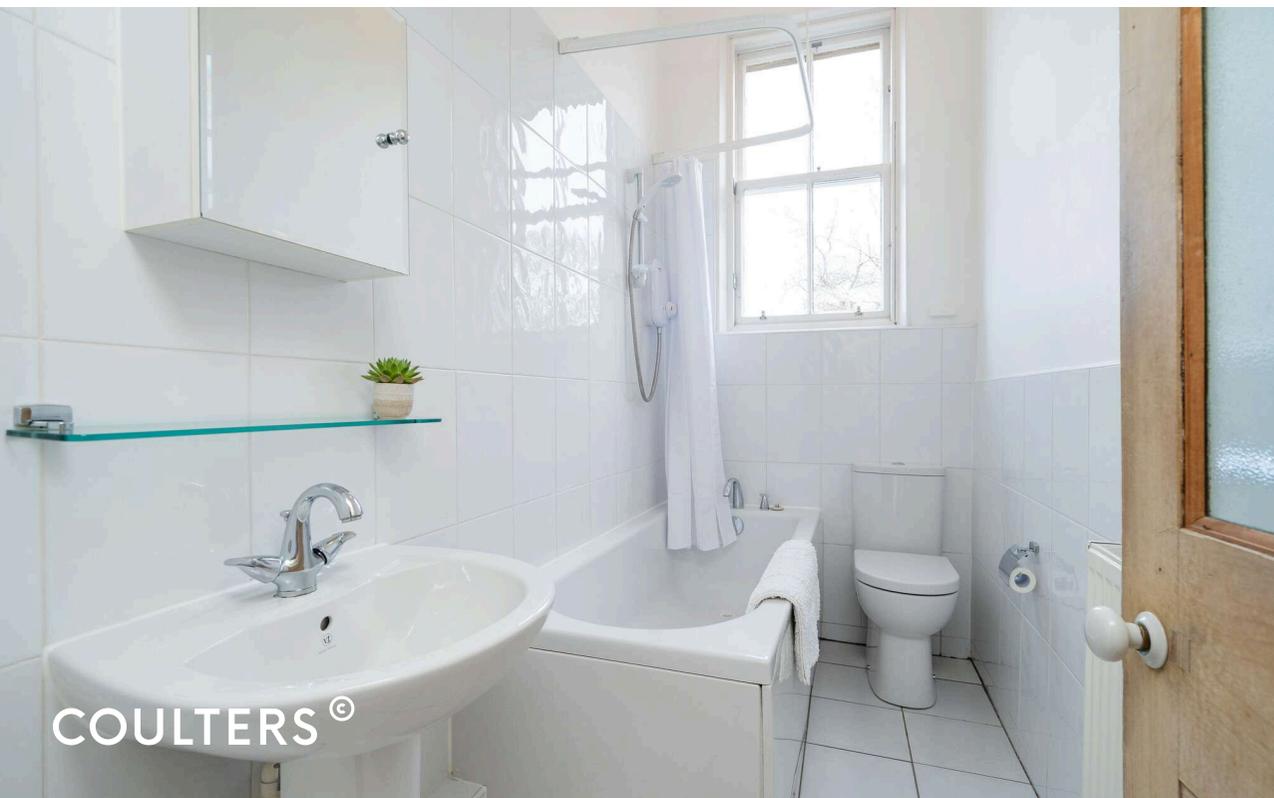
Completing the accommodation, the bathroom has a white three-piece suite comprising; bath (with shower over), wash hand basin and WC. Heating and hot water is provided by gas central heating and the windows are of a single glazed sash and case style.

Externally, there is a well-maintained shared garden to the rear, mainly laid to lawn with border planting and a drying area. Ample on-street permit parking is available.



THE LOCAL AREA

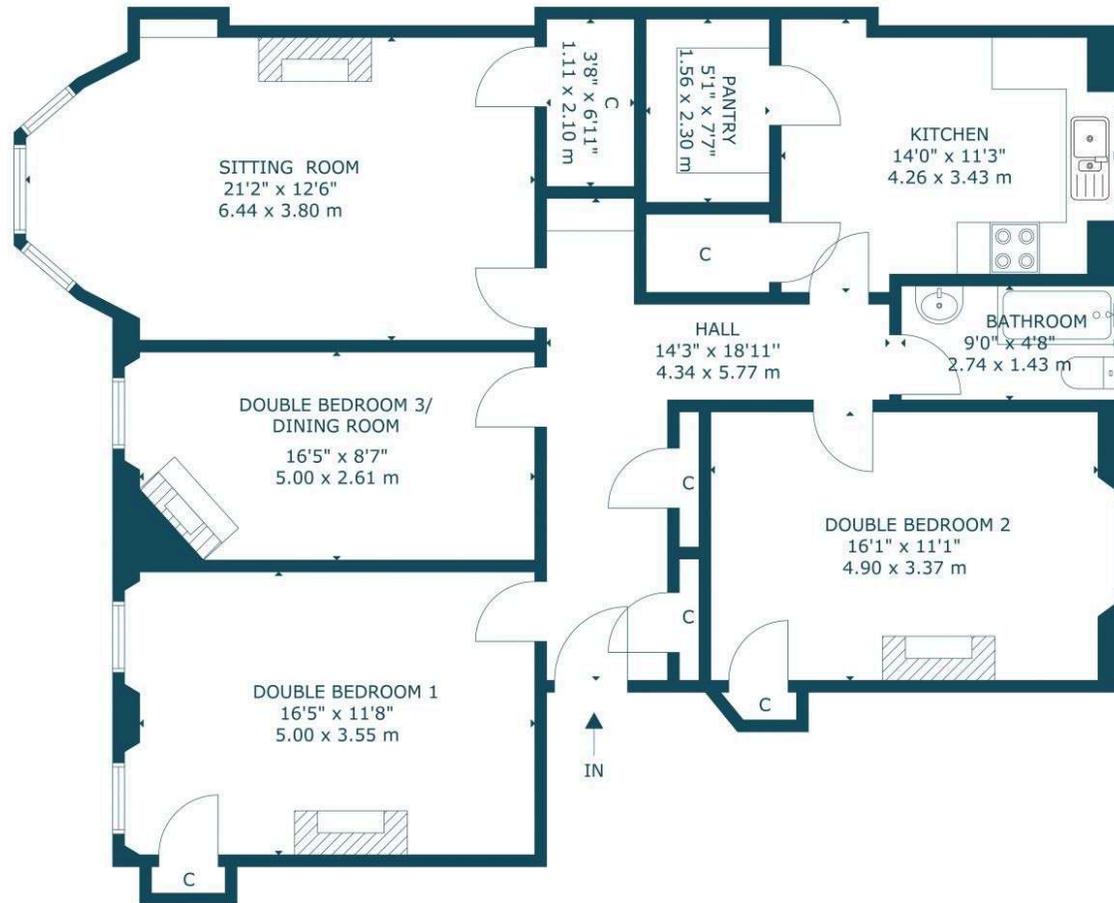
Located only two miles south of the City Centre, Morningside is considered one of Edinburgh's most desirable places to live. Famous for its cafes, independent shops, delicatessens and bars, Morningside offers an abundance of local amenities including a Waitrose and a Marks and Spencer Food Hall. We highly 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. Bruntsfield Links and the Meadows are also a short walk away and provide a delightful route into the city centre. 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, light fittings, blinds, integrated appliances, dishwasher and washing machine are included in the sale price. Other items may be available subject to separate negotiation.





9/4 WOODBURN TERRACE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,265 SQ FT / 117 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.