

COOLERS

# 2/2 EDEN TERRACE

MORNINGSIDE, EDINBURGH, EH10 4SB

 4 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Enjoy a much sought-after city location with this four bedroom flat positioned on the first floor of a traditional sandstone tenement in the desirable Morningside area of Edinburgh. Close to both Napier and the University of Edinburgh as well as excellent schools, the property has the potential to be an excellent buy-to-let investment or family home.



## KEY FEATURES



First floor apartment on quiet street.



Generous accommodation with four bedrooms.



Within Grange Conservation Area.



Permit parking available.



Walking distance to universities.



Excellent amenities accessible on foot.



EPC Rating - C



Council Tax Band - E



The accommodation comprises a bay windowed living room that boasts delightful cornicing, ceiling rose, fireplace and Edinburgh press; a large fitted kitchen with dining area, four bedrooms (one with an en suite shower room) and a further shower room off the hall.

The property is fitted with single glazed sash and case windows and gas central heating.

A shared garden is situated to the rear and permit parking is available on Newbattle Terrace.





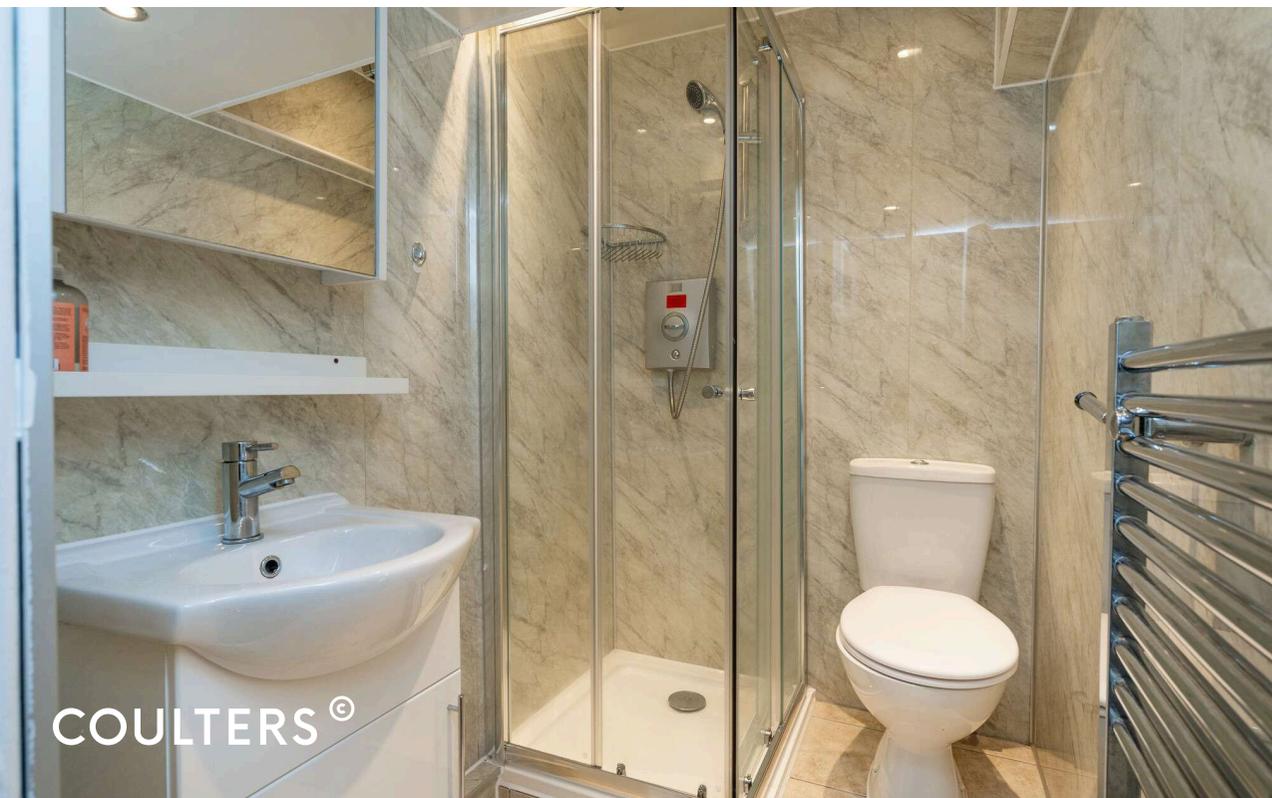
## THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers a diverse range of local amenities including Edinburgh's best variety of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. The area has a "village like" feel, whilst boasting the famous Dominion cinema, several theatres and various supermarkets including a Waitrose & M&S. The Hermitage of Braid, Blackford Hill and Braidburn Park offer an abundance of greenspaces and a number of golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre.

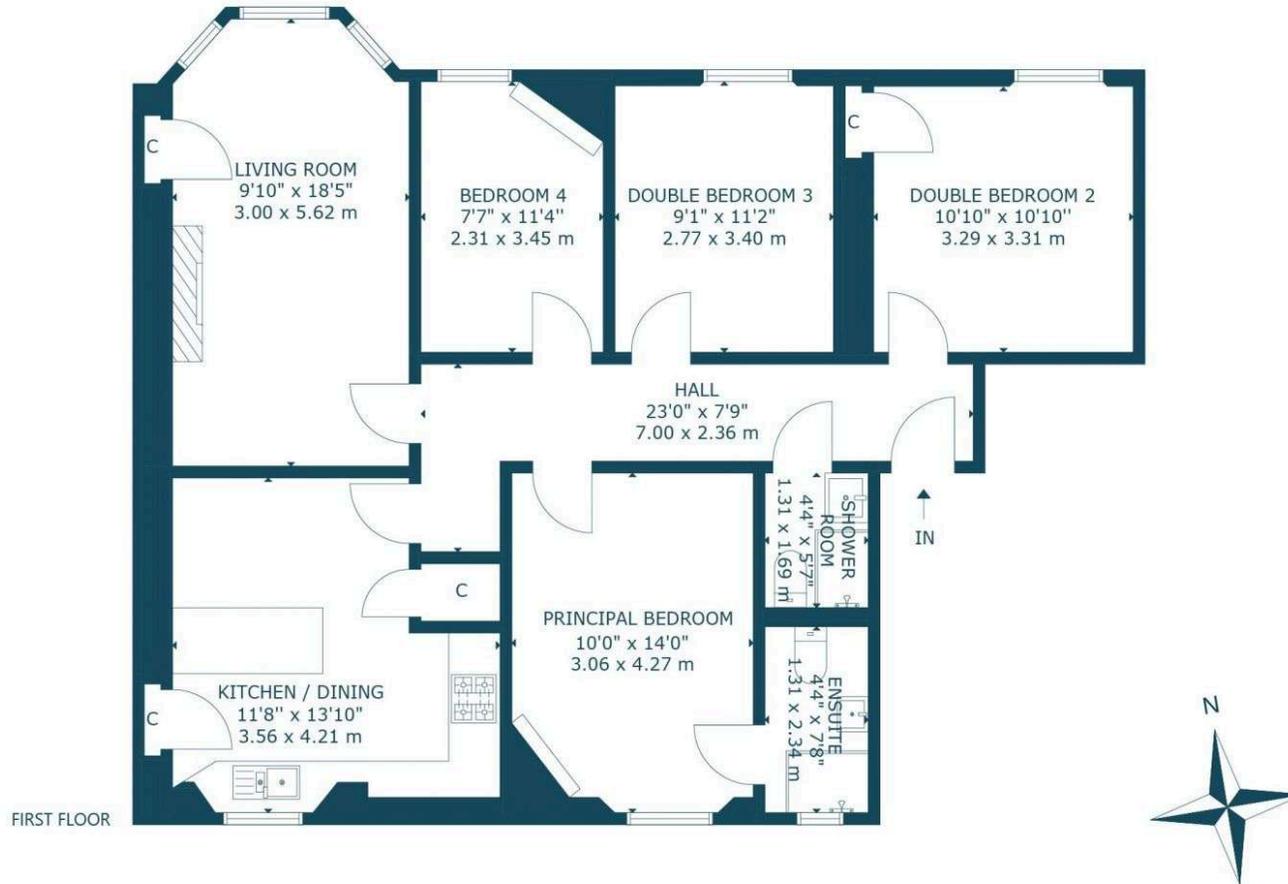
The area offers highly regarded primary and secondary schooling including Canaan Lane Primary, St Peters RC Primary School and James Gillespie's Primary and High School. The property is ideally situated for access to Napier University, the University of Edinburgh and the College of Art, all which are within walking distance. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

## EXTRAS

All light fittings, floor coverings and white goods are included in the sale price. Other items may be available subject to separate negotiation.







2/2 EDEN TERRACE, MORNINGSIDE, EDINBURGH, EH10 4SB  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,040 SQ FT / 96 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.