



MORNINGSIDE

16 PLEWLANDS TERRACE

EH10 5JZ



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EPC RATING: D

OFFERS OVER £630,000

## PROPERTY DESCRIPTION

- Vestibule leading to open hallway with grand staircase to the upper floor & understairs & basement storage
- Bay windowed sitting room with fitted window seat and fireplace with gas coal effect fire
- Dining room with fitted storage cupboards
- Spacious kitchen/breakfast room with excellent range of real wood units, appliances and a breakfast bar
- Utility room with boiler, sink unit, space for washing machine & tumble dryer and store, leading to
- Handy downstairs wc
- Bay windowed principal bedroom and three further good-sized double bedrooms on the first floor
- Shower room with large walk-in shower, sink & wc
- Floored attic storage spaces with potential to convert to further accommodation, subject to the usual consents
- Gas fired central heating from boiler replaced in 2016
- A wealth of period features including timber sash & case windows, cornicing, panelled doors, original wooden floorboards, grand staircase & cupola lightwell
- Front garden with paved path & flower beds
- Rear garden with patio areas, lawn, a shed and borders with tree & shrubs
- Free on street parking



## VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





## RARELY AVAILABLE FOUR BED TERRACED HOUSE IN EXCELLENT SCHOOL CATCHMENTS - NOW REQUIRING COMPLETE MODERNISATION

An exciting opportunity to refurbish this amazing Morningside property to your own taste & lifestyle needs. Would suit professionals or a family being in the catchment for Canaan Lane & South Morningside Primary Schools and Boroughmuir High School. Spacious accommodation comprising sitting room, dining room, large kitchen/breakfast room, utility & downstairs wc, four first floor bedrooms and a shower room. The attic also has potential to turn into further accommodation. Added to this there are good sized gardens to the front & rear. Located in a quiet street with good bus links to nearby Morningside with its wide array of shopping & lifestyle amenities, together with easy access to the surrounding outdoor spaces.

### AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), speciality food stores, independent retailers, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for the new Canaan Lane, South Morningside & St Peter's RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's. There are superb amenities within a short bus ride, drive or walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, and there are a good range of gyms/leisure facilities and golf courses a short walk away. The property is also well placed for lots of walks and open spaces including Morningside Park, Craiglockhart, Hermitage of Braid, Braid Hills, Blackford Hill & Pond and Braidburn Valley Park. There is also easy access into town via the

numerous bus services, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, freestanding oven, extractor fan, freestanding fridge freezer, washing machine and tumble dryer are included in the sale.

### HOME REPORT VALUATION

£640,000



Sitting room	17'7 x 11'4 (5.36 x 3.45m)
Dining room	12'8 x 9'8 (3.86 x 2.95m)
Kitchen/breakfast room	14'9 x 8'4 (4.50 x 2.54m)
Bedroom 1	15'11 x 11'3 (4.85 x 3.43m)
Bedroom 2	10'6 x 9' (3.20 x 2.74m)
Bedroom 3	10'5 x 9' (3.17 x 2.74m)
Bedroom 4	9'10 x 9'3 (3.00 x 2.82m)
Attic Storage 1	13'9 x 8'8 (4.19 x 2.64m)
Attic Storage 2	7'8 x 6'2 (2.34 x 1.88m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.