



FLAT 2F1, 30 WOODBURN TERRACE

Morningside, Edinburgh, EH10 4SS



1

Public Room



4

Bedrooms



1

Bathroom



FLAT 2F1 30 WOODBURN TERRACE

This elegant second-floor tenement flat is ideally situated just off Morningside's bustling shopping parade, along a terrace offering regulated parking. Its bright, high-ceilinged rooms are well-proportioned and enjoy an attractive blend of contemporary styling and period charm, retaining features such as decorative fireplaces and cornice work. The exceptionally versatile layout boasts four double bedrooms, ample storage, a luxurious shower room, a well-appointed kitchen featuring a breakfast bar, and a bay-fronted living room. The property benefits from access to a communal rear garden. It is a fantastic home in a much sought-after and well-connected location that will appeal to families and rental investors.



EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Spacious second-floor tenement flat in desirable Morningside
- Bright, stylish interiors with charming period features
- Communal stairwell with a secure entry system
- Entrance hall with plentiful storage
- Elegant living room with a bay window
- Well-appointed breakfast kitchen
- Rear-facing principal bedroom with storage and wash basin
- Three further double bedrooms, multifunctional with storage
- Shower room with a walk-in shower
- Communal rear garden and on-street parking (Controlled Zone S2)







Extras: All fitted floor and window coverings and light fittings are included.













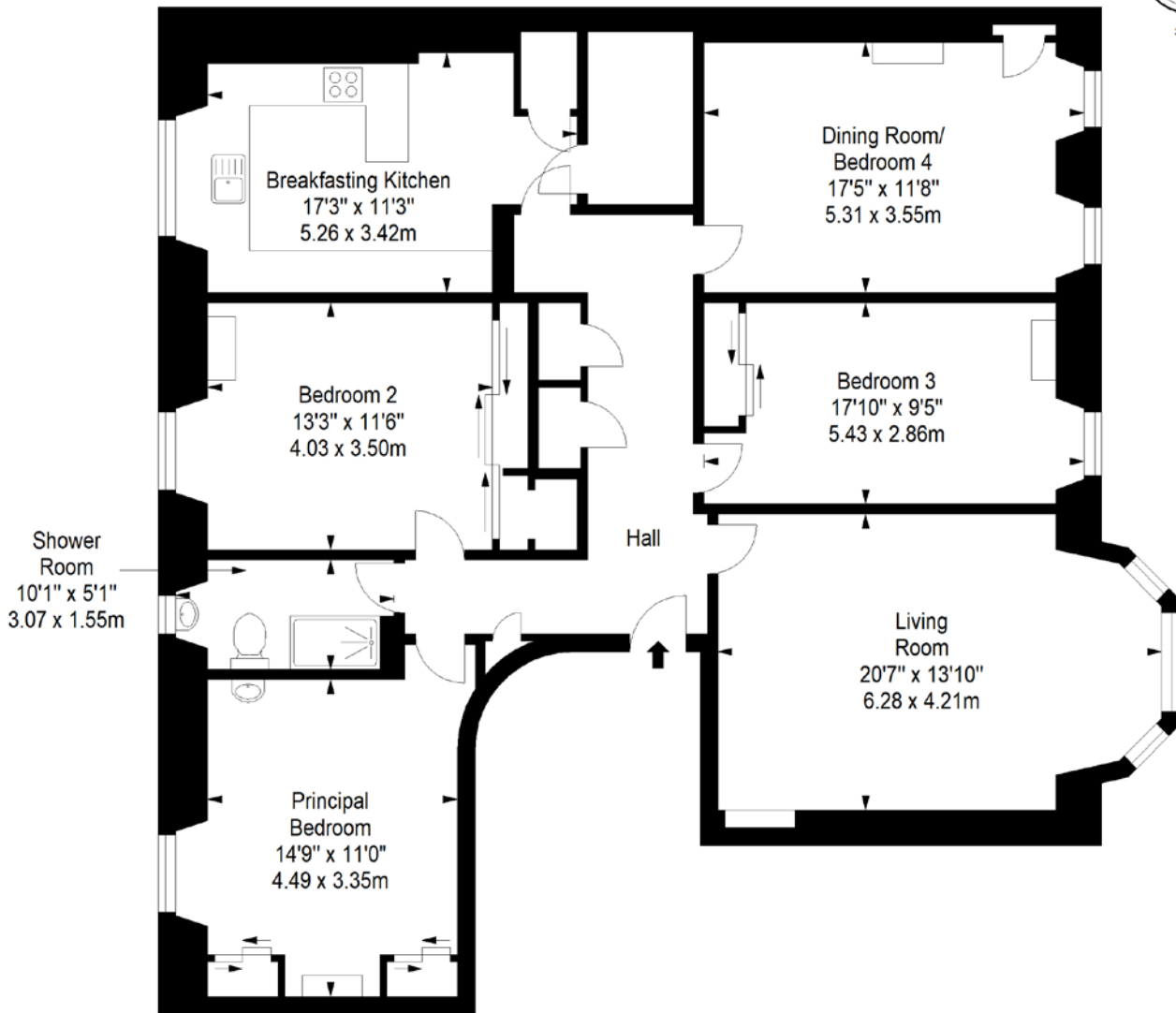


MORNINGSIDE

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.

FLOORPLAN

Second Floor
Approx. 139.6 sq. metres (1502.7 sq. feet)



Total area: approx. 139.6 sq. metres (1502.7 sq. feet)



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