



Deans Properties

Deans Solicitors and Estate Agents LLP



**23 WOODBURN TERRACE
MORNINGSIDE, EH10 4SS**



MAIN DOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms (One En-Suite)
- Bathroom
- Private Front Garden & Shared Rear Garden
- On-Street Permit Parking
- Partial Double Glazing
- Gas Central Heating
- EPC Rating – D



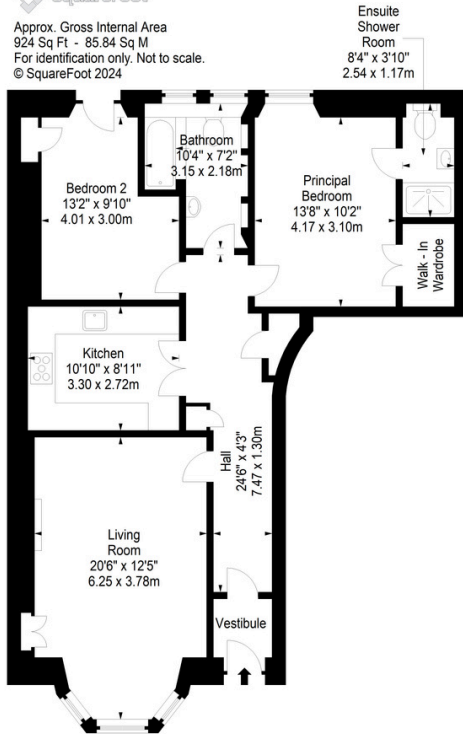
This tastefully presented main door flat with private front garden is in a highly sought-after location in Morningside, close to excellent local shops and amenities, transport links to the city centre and is within walking distance of lovely outdoor space at Blackford Hill and the Meadows. The property retains attractive period features and comprises; generous, bay-windowed living room with gas burning stove, separate kitchen, principal bedroom with ensuite shower room and walk-in wardrobe, second good-sized double bedroom with direct access to the rear garden and stylish bathroom. There is a neatly maintained, private garden to the front and a further shared garden to the rear. The property is partially double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains (excluding the curtains in bedroom two), oven, hob, hood, fridge-freezer, dishwasher and lightshades. The appliances included are sold as seen with no warranty provided.



Woodburn Terrace,
Edinburgh, EH10 4SS



Approx. Gross Internal Area
924 Sq Ft - 85.84 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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