





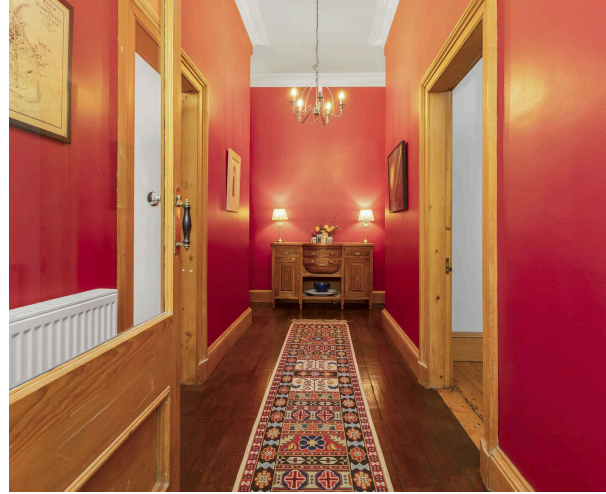
Welcome

Welcome to Woodburn Terrace, an exceptional opportunity to acquire this beautifully presented four-bedroom main door traditional flat retaining many period features, situated in the highly desirable Morningside area of Edinburgh. Boasting spacious and versatile family sized accommodation, this elegant property seamlessly blends period charm with modern living. This stunning flat enjoys a prime position on Woodburn Terrace, a charming residential street in one of Edinburgh's most sought-after neighbourhoods, close to an abundance of local amenities, highly regarded schooling and convenient transport links. Externally, the property benefits from a private front garden and direct access to a shared rear garden, providing outdoor space for relaxation and social gatherings. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Welcoming reception hallway with excellent storage.
- Beautiful front facing living room.
- Dining room featuring an open coal fire.
- Fully equipped kitchen, direct access to the rear garden.
- Four bedrooms.
- Box room.
- Family bathroom.
- Gas central heating.
- Single sash and case windows.
- Private garden to the front.
- Shared garden to the rear.
- Permit parking with metered parking available.







Morningside

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. 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. 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 and St Peters RC Primary School. George Watson's College is also situated in Morningside. Multiple bus routes travel up Morningside Road towards the City Centre and the City Bypass is within easy reach.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. Some of the furniture may be available by separate negotiation.





Get in touch

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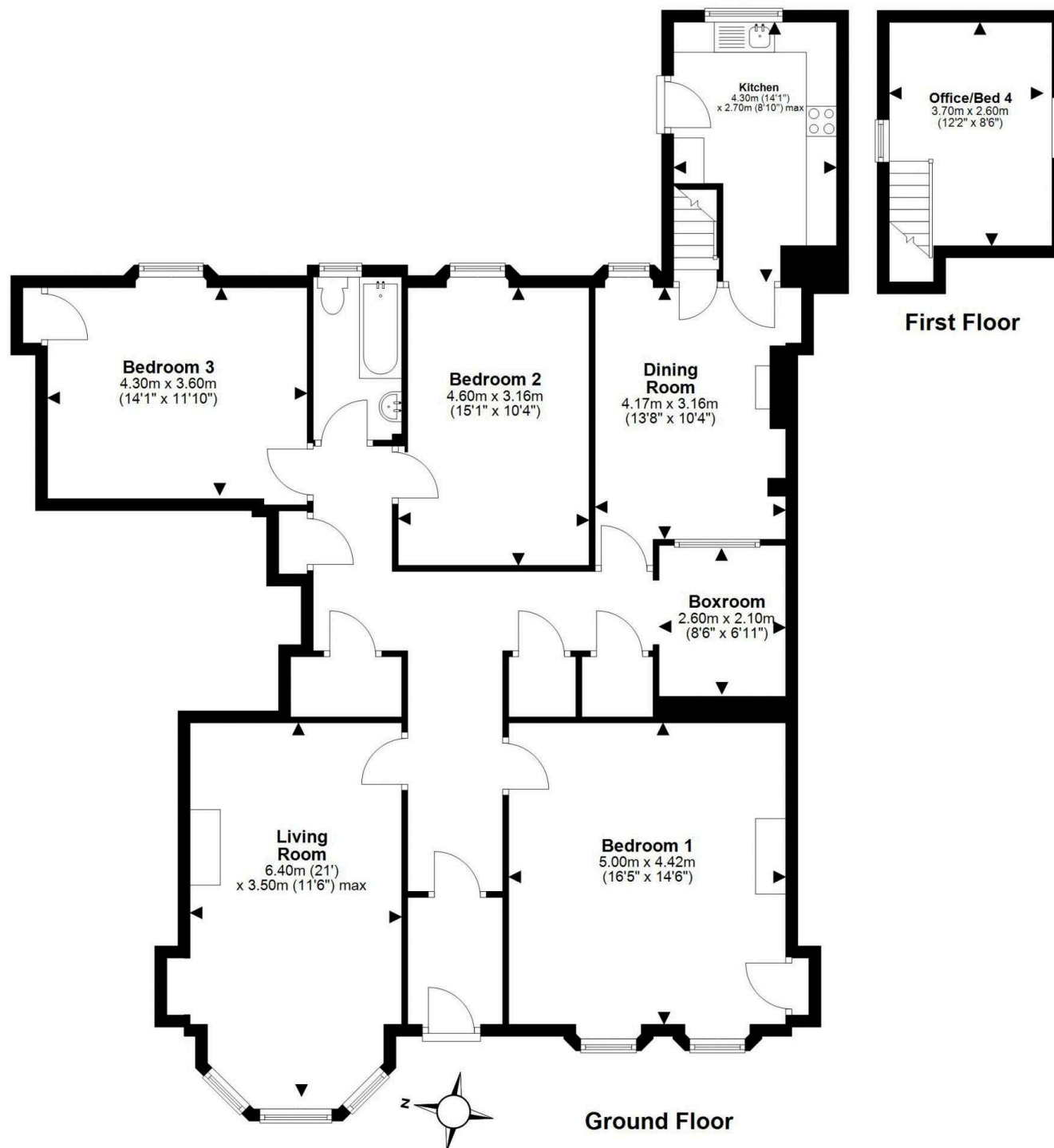
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.