

# ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341  
Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



12/21 Ethel Terrace, Edinburgh, EH10 5NA  
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: D

## Location

This first floor flat is located in Morningside, just South of the City Centre which is one of Edinburgh's most sought after residential areas.

The bustling Morningside road has a number of shops, delicatessens, cafes, restaurants and bars as well as a Waitrose Supermarket and a Marks & Spencer food outlet.

There is a good choice of recreational amenities, all close by including The Dominion Cinema and Churchill Theatre, Hillend dry ski slope, and a number of golf courses. Pleasant walks can be taken on Blackford Hill, along the Hermitage of Braid or Braid Burn.

A number of highly respected schools can be found in the area from nursery to senior level in both the public and private sectors, and there are several Universities close by.

There are excellent transport links with a range of bus services providing access to the City Centre and beyond and the City Bypass and the motorway network are easily accessible.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Accommodation

Entrance hallway with two storage cupboards

Bright living room leading to the balcony

Two bedrooms (one with built in cupboards)

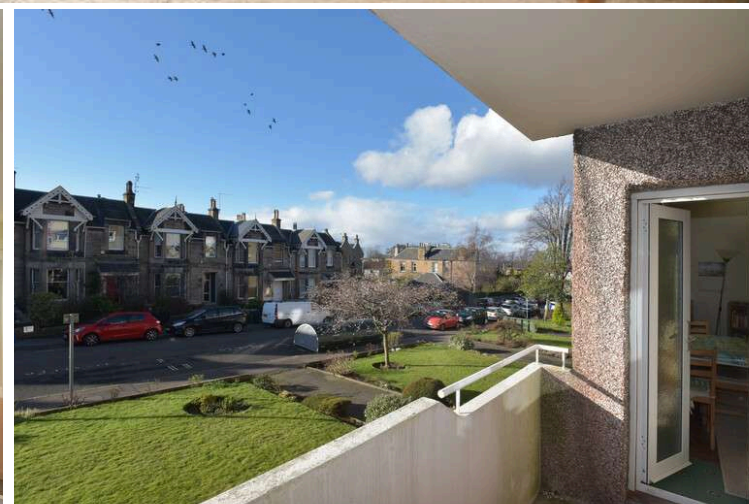
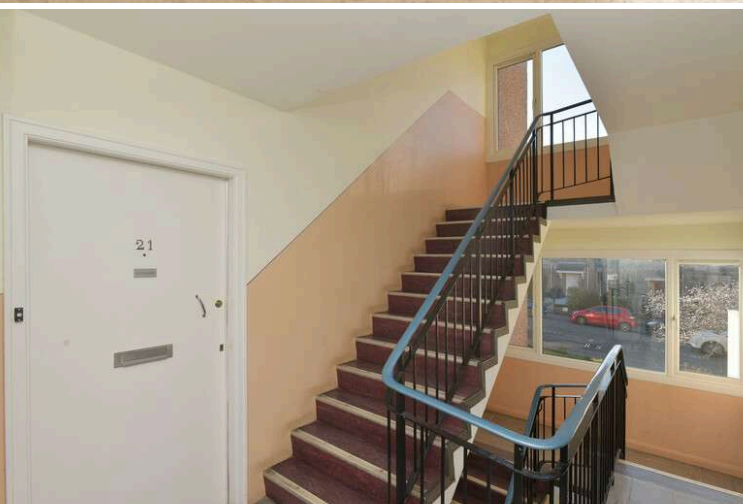
Bathroom comprising of bath with shower over, wash basin and WC

Kitchen

South West facing balcony

Double glazing

Electric heating



# ALLINGHAM & CO

traditional values | modern practice

## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
Edinburgh, EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE

4A Buckstone Terrace  
Edinburgh, EH10 6PZ  
TEL: 0131 447 9341

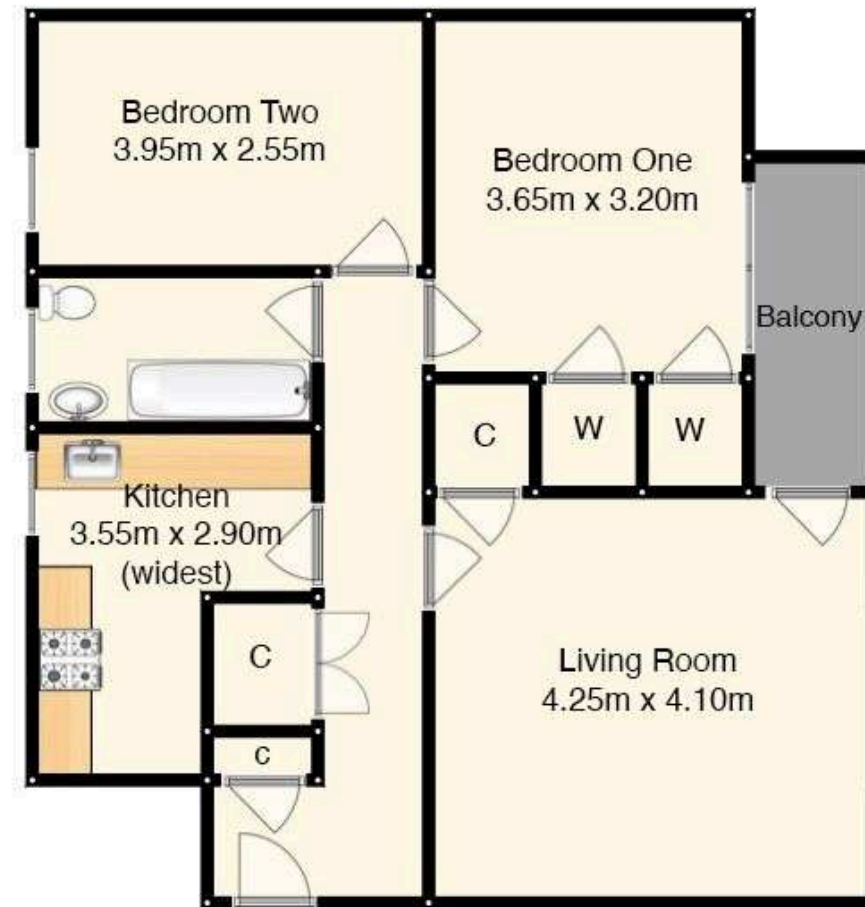
Fax Property - 0131 441 4517

Email Property - [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
72 m<sup>2</sup>

