

MORNINGSIDE

14/40 ETHEL TERRACE  
EH10 5NA



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EPC RATING: D

OFFERS OVER £275,000

## PROPERTY DESCRIPTION

- Communal hallway with lift to the third floor
- Long hallway with two handy storage cupboards
- Large bright dual aspect living/dining room with parquet flooring & panoramic outlook
- South facing balcony with space to sit out & relax in the sun with amazing rooftop views
- Well appointed kitchen with loads of fitted units & appliances
- Master bedroom with fitted wardrobes & two storage cupboards
- Two further double bedrooms – one with storage cupboard and currently used as family room
- Family bathroom with bath with shower over, vanity sink unit & wc
- Recently updated electric heating & mainly upvc double glazed windows
- Well maintained communal gardens surrounding the development
- Permit & free on street parking
- Self managed development, covers maintenance of the lift, building & grounds



## VIEWING

Sun 2-4 or pls Call

Jardine Phillips

0131 4466850







## SPACIOUS THREE BED THIRD FLOOR FLAT IN CATCHMENT FOR EXCELLENT SCHOOLS

This is an excellent opportunity to secure a family home in the catchment for the well renowned South Morningside Primary & Boroughmuir High Schools. With outstanding views & spacious accommodation, three bedrooms and a sunny south facing balcony, this 1960's apartment is ready to move into. Located a short walk from all the amazing amenities of Morningside with excellent transport links into the city centre.

### AREA

The property is located in Comiston, a short walk from Morningside, and 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), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is well renowned and the property is in the catchment for South Morningside & St Peters primary schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities in the vicinity 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 drive away. The flat is also well placed for lots of walks and open spaces including Morningside Park, Hermitage of Braid, Braid Hills, Braidburn Valley Park and Blackford Hill & Pond. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

The light fittings, electric hob, electric oven, cooker hood, fridge freezer are included in the sale.

### HOME REPORT VALUATION

£285,000

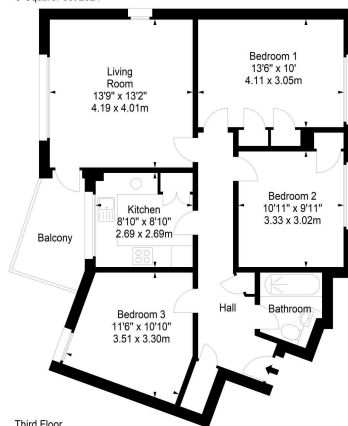


Living/dining room	13'9 x 13'2 (4.19 x 4.01m)
Kitchen	8'10 x 8'10 (2.69 x 2.69m)
Bedroom 1	13'6 x 10' (4.11 x 3.05m)
Bedroom 2	10'11 x 9'11 (3.33 x 3.02m)
Bedroom 3	11'6 x 10'10 (3.51 x 3.30m)

Ethel Terrace,  
Edinburgh,  
Midlothian, EH10 5NA



Approx. Gross Internal Area  
817 Sq Ft - 75.90 Sq M  
For identification only. Not to scale.  
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Third Floor

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.

