

MORNINGSIDE

27 SAINT RONAN'S TERRACE
EH10 5PG



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EPC RATING: D

OFFERS OVER £500,000

PROPERTY DESCRIPTION

- Maindoor entrance leading to vestibule with handy storage cupboard, through to a wide open hallway
- Elegant, large sunny south facing bay windowed sitting room with feature fireplace & Edinburgh press
- Dining room with open decorative archway, leading to
- Good sized kitchen with wide range of modern kitchen units & appliances together with a fitted storage cupboard & doorway to rear passageway
- Bright sunny main bedroom with corner bay window south and west facing with Edinburgh press
- Second double bedroom with original fireplace, Edinburgh press, sink & stripped wood flooring
- Contemporary bathroom with large walk in rainfall and handset shower, vanity sink unit & wall hung wc
- Boxroom, ideal for storage
- Gas central heating from boiler located in the kitchen
- Mixture of single glazed sash & case timber frame & uPVC double glazed windows
- Elevated sunny south and west facing private paved front garden that wraps around to the side of the property
- On street parking



VIEWING

Please call

Jardine Phillips

0131 4466850





SPACIOUS TWO BED LOWER VILLA WITH PRIVATE WRAPAROUND GARDEN IN CATCHMENT FOR EXCELLENT SCHOOLS

Located in Morningside is this superb two bed, three public room maindoor property which would be perfect for professionals, downsizers or a young family, being in the catchment for the well-renowned South Morningside & Boroughmuir. Retaining a wealth of period features, with a contemporary bathroom. Easy access into Morningside with its wealth of amenities & shopping.

AREA

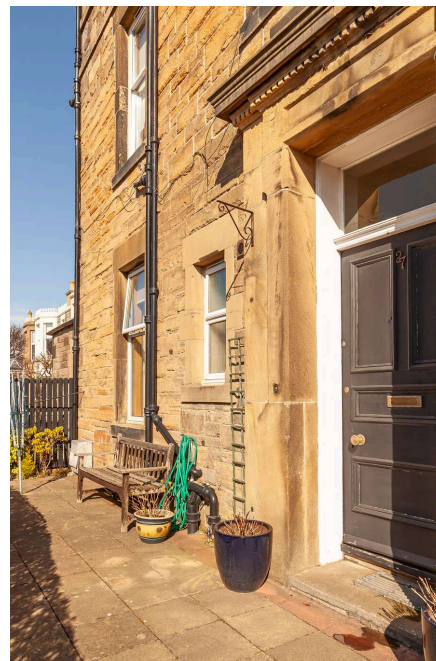
Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned, and the property is in the catchment for South Morningside & St Peters RC Primary Schools and Boroughmuir High School and is walking distance to George Watsons. There are superb amenities a short distance away, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses. The flat is also well placed for lots of walks and open spaces including Morningside Park, Hermitage of Braid, Braid Hills & Braidburn Valley Park. There is easy access into town via numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, integrated dishwasher, integrated fridge freezer, washing machine & wall mounted tv are included in the sale.

HOME REPORT VALUATION

£525,000

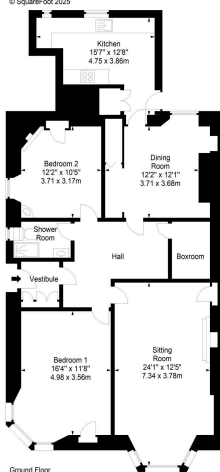


Sitting room	24'1 x 12'5 (7.34 x 3.78m)
Dining room	12'2 x 12'1 (3.71 x 3.68m)
Kitchen	15'7 x 12'8 (4.75 x 3.86m)
Bedroom 1	16'4 x 11'8 (4.98 x 3.56m)
Bedroom 2	12'2 x 10'5 (3.71 x 3.17m)

St. Romans Terrace,
Edinburgh,
Midlothian, EH10 5PG

 SquareFoot

Approx. Gross Internal Area
1219 Sq Ft - 113.25 Sq M
For identification only. Not to scale.
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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 dosing date. The sellers reserve the right to sell without imposing a dosing 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.

