

MORNINGSIDE

39/4 WOODBURN TERRACE
EH10 4ST



2



1



2

EPC RATING: C

OFFERS OVER £420,000

PROPERTY DESCRIPTION

- Elegant, bright bay windowed sitting/dining room with feature fireplace, wood burning stove, two Edinburgh presses & outstanding hilltop views
- Spacious kitchen/dining room with excellent range of white high gloss units & appliances with peninsular for extra worktop space, ceramic sink, display shelving, window seat storage and space for dining & entertaining
- Utility room with further storage & space for washer/dryer
- Principal bedroom with feature tiling and beautiful outlook over the rear gardens to the Pentland Hills
- Second large double bedroom with fitted shaker style floor to ceiling wardrobes, currently used as a family room
- Fully tiled bathroom with bath with mains shower over, sink & wc
- Good sized boxroom currently used as a walk-in wardrobe with fitted storage but could equally be used as a study for working from home
- Gas central heating from fully serviced combi boiler located in utility room
- Replacement good quality upvc double glazed sash & case windows with guarantee
- Exceptionally well-maintained building with roof checked annually, stair cleaning & gardening
- Sunny west facing communal garden area with expansive lawn
- Residents' permit parking in the street



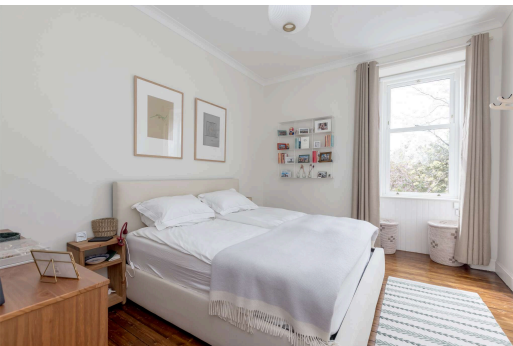
VIEWING

Sun 3-5pm or pls call

Jardine Phillips

0131 4466850





SUPERBLY STYLISH TWO BEDROOM PLUS BOX ROOM TRADITIONAL SECOND FLOOR TENEMENT FLAT IN EXTREMELY POPULAR MORNINGSID

This beautifully presented & updated period property would make an ideal home for professionals or a young family, being in the catchment for excellent schools. Benefiting from its quiet location but minutes from all the hustle & bustle of Morningside with its wealth of amenities & transport facilities. Perfect for those working in the city centre and ideal for those who enjoy outdoor pursuits, being surrounded by so many areas of outstanding natural beauty.

AREA

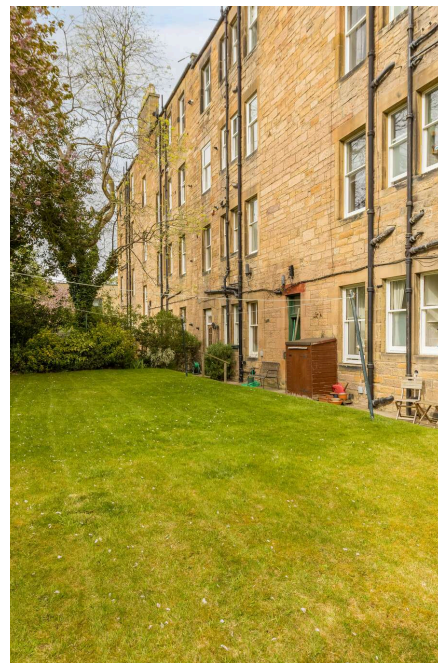
Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for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

EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, extractor fan, integrated dishwasher, freestanding American style fridge freezer and washer/dryer are included in the sale.

HOME REPORT VALUATION

£430,000

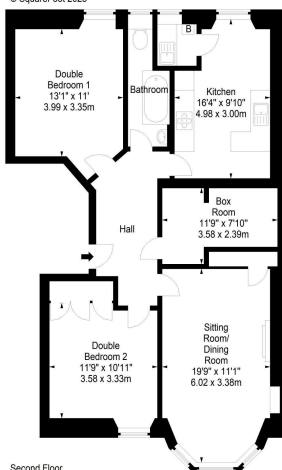


Sitting/dining room	19'9 x 11'1 (6.02 x 3.38m)
Kitchen/breakfast room	16'4 x 9'10 (4.98 x 3.00m)
Bedroom 1	13'1 x 11' (3.99 x 3.35m)
Bedroom 2	11'9 x 10'11 (3.58 x 3.33m)
Boxroom	11'9 x 7'10 (3.58 x 2.39m)

Woodburn Terrace, EH10 4ST



Approx. Gross Internal Area
945 Sq Ft - 87.79 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second 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.

