

MORNINGSIDE
14/31 ETHEL TERRACE
EH10 5NA



EPC RATING: D

OFFERS OVER £250,000



MODERN TWO BED GROUND FLOOR FLAT IN CATCHMENT FOR EXCELLENT SCHOOLS

Located minutes from the well-renowned South Morningside Primary is this updated two bed 1960's apartment with patio. Perfect for first time buyers, professionals, downsizers or a young family. Walking distance to Morningside with its wide array of shops, cafes, bars, restaurants & amenities. Excellent transport links into the city centre making it ideal for commuters.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Long hallway with three great storage cupboards
- South facing dual aspect sitting room
- Contemporary white shaker style breakfasting kitchen with good range of fitted units, Belfast sink, feature tiling & appliances
- Two double bedrooms, both with fitted wardrobes
- Updated shower room with walk in shower, sink & wc
- Electric heating with immersion heater for hot water
- Upvc double glazed windows
- Private paved patio area and communal garden ground

surrounding the development

- Residents' permit and on street parking
- Self-managed building paying £155 every six months to cover maintenance of the lift, building & grounds

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 within a short walk or bus ride, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses. The property is also well placed for lots of walks and open spaces including Morningside Park, Braidburn Valley Park, Blackford Hill & Pond, Hermitage of Braid & Braid Hills. There is easy access into town via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

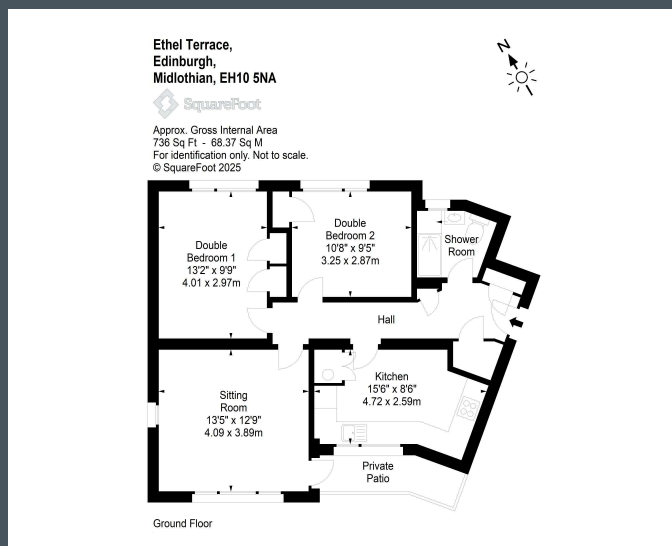
EXTRAS

The blinds/curtains, light fittings, electric hob, oven, extractor fan, dishwasher, integrated fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£250,000

Sitting room	13'5 x 12'9 (4.09 x 3.89m)
Kitchen/breakfast room	15'6 x 8'6 (4.72 x 2.59m)
Bedroom 1	13'2 x 9'9 (4.01 x 2.97m)
Bedroom 2	10'8 x 9'5 (3.25 x 2.87m)



Contact:

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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 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.

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