



40 Woodburn Terrace  
MORNINGSIDE | EDINBURGH | EH10 4ST



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40 Woodburn Terrace is a bright and spacious two-bedroom, main door flat in a quiet residential street just minutes away from Morningside's boutique shops and amenities. The well-proportioned and versatile accommodation would benefit from some up-grading and features a private front garden as well as direct access to the well-kept communal rear garden.

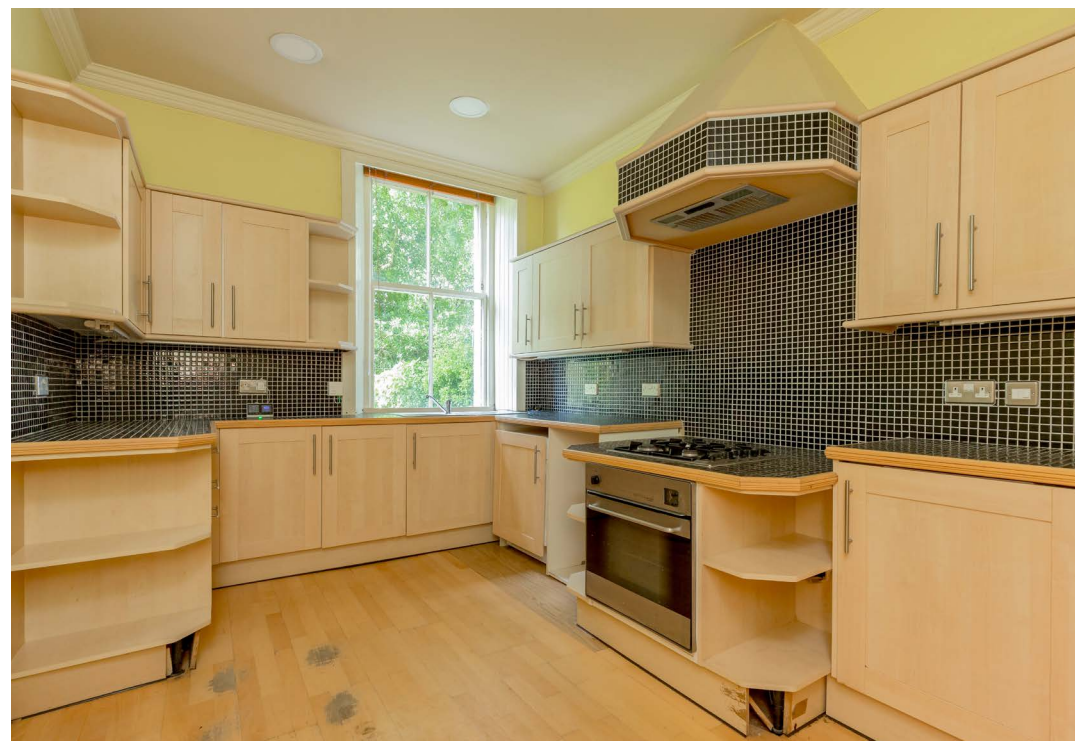
Entrance vestibule; welcoming hall; generously sized sitting room with timber mantel piece and bay window; dining kitchen with a range of wall mounted and floor standing units; master bedroom with built-in-wardrobes and an en-suite shower room; double bedroom 2; second shower room with a white four-piece suite comprising shower, WC, bidet and wash hand basin.

There is a private front garden with flagstone path to the front door. The communal garden to the rear of the property is beautifully maintained with lawn and mature borders.

There is both permit and meter parking on the surrounding streets.

Gas central heating.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". The fridge, oven, washer dryer and gas hob are all included in the sale.

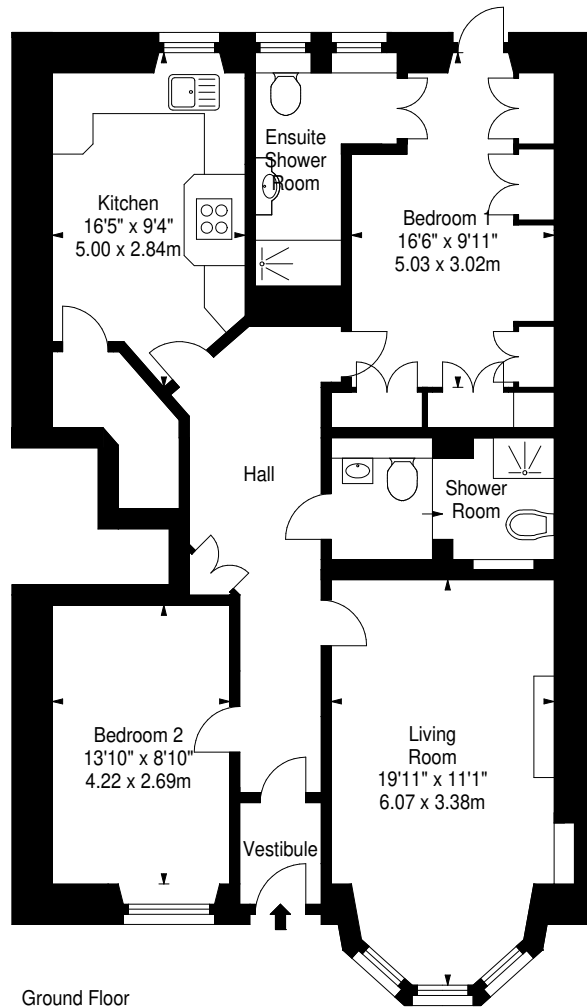




## Woodburn Terrace, EH10 4ST



Approx. Gross Internal Area  
 1006 Sq Ft - 93.46 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2024



## Location

Morningside is one of Edinburgh's most sought-after residential areas, situated to the south of the city centre. A wide range of excellent amenities is available locally, including both a Waitrose and Marks & Spencer food hall. Morningside boasts a great selection of restaurants and bars, a cinema, theatre as well as numerous boutique shops. Pre-school, primary and secondary schooling are all available nearby as well as George Watson's College, George Heriot's school and Merchiston Castle school all also a short distance away. There are excellent leisure facilities close by with the Galleon Swimming and Fitness Centre and the Braid and Blackford hills for the outdoor enthusiast, providing delightful walks as well as both public and private golf courses. Also close at hand are the Morningside Library, the Dominion Cinema and the Church Hill Theatre. The city centre itself is easily accessible, with regular bus services available on Morningside Road. Also easily accessible is the Edinburgh City Bypass leading to the motorway network of central Scotland and to Edinburgh airport.



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1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.