

HOUSE

COULTERS®

34 NILE GROVE

MORNINGSIDE, EDINBURGH, EH10 4SP

 6 BED  1 BATH  4 PUBLIC



TAKE A LOOK INSIDE

34 Nile Grove is a wonderful semi-detached family home in a prime address in the sought after area of Morningside. This charming property has been in the same ownership for 41 years and while it has been lovingly maintained would now benefit from a level of modernisation and reconfiguration, providing a superb opportunity for a new owner to put their own stamp on this elegant home.

The extensive and flexible accommodation is arranged over four floors and retains an array of period features, including cornicing, wood floors, fireplaces, terrazzo floor tiling and high ceilings.



KEY FEATURES



Highly sought after address



Substantial accommodation over four floors



Would benefit from upgrading and reconfiguration



Attractive reception rooms with period detailing



South facing garden and summer house



Off-street parking with EV charger



EPC Rating - D



Council Tax Band - H





OUTSIDE

There is an attractive south facing garden to the rear, which includes a summerhouse with power, stone steps, paved pathways, and trellised structures. A water feature adds tranquillity, and seating areas are perfect for relaxation or social gatherings.

To the front of the house there is off-street parking for two cars and an EV charging point. Further permit parking is available upon application.





SUMMARY OF ACCOMMODATION:

GROUND FLOOR

Entrance vestibule with stained glass, elegant sitting room with bay window and fireplace, dining room overlooking rear garden, impressive Mozolowski & Murray sunroom (constructed in 2022) with access to a terrace with steps leading down to the garden, kitchen, WC

FIRST FLOOR

2 double bedrooms, study/bedroom, family bathroom

SECOND FLOOR

Double bedroom and eaves storage

GARDEN LEVEL/LOWER GROUND FLOOR

Family room, 2 bedrooms, WC, box room, utility area, large store room. This floor has the potential to be used as a self-contained flat, ancillary accommodation or even reconfigured to create a substantial back to front kitchen/dining/family room.









THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers a diverse range of local amenities including arguably Edinburgh's best variety of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. The area has a "village like" feel, whilst boasting the famous Dominion cinema, several theatres and various supermarkets including a Waitrose & M&S.

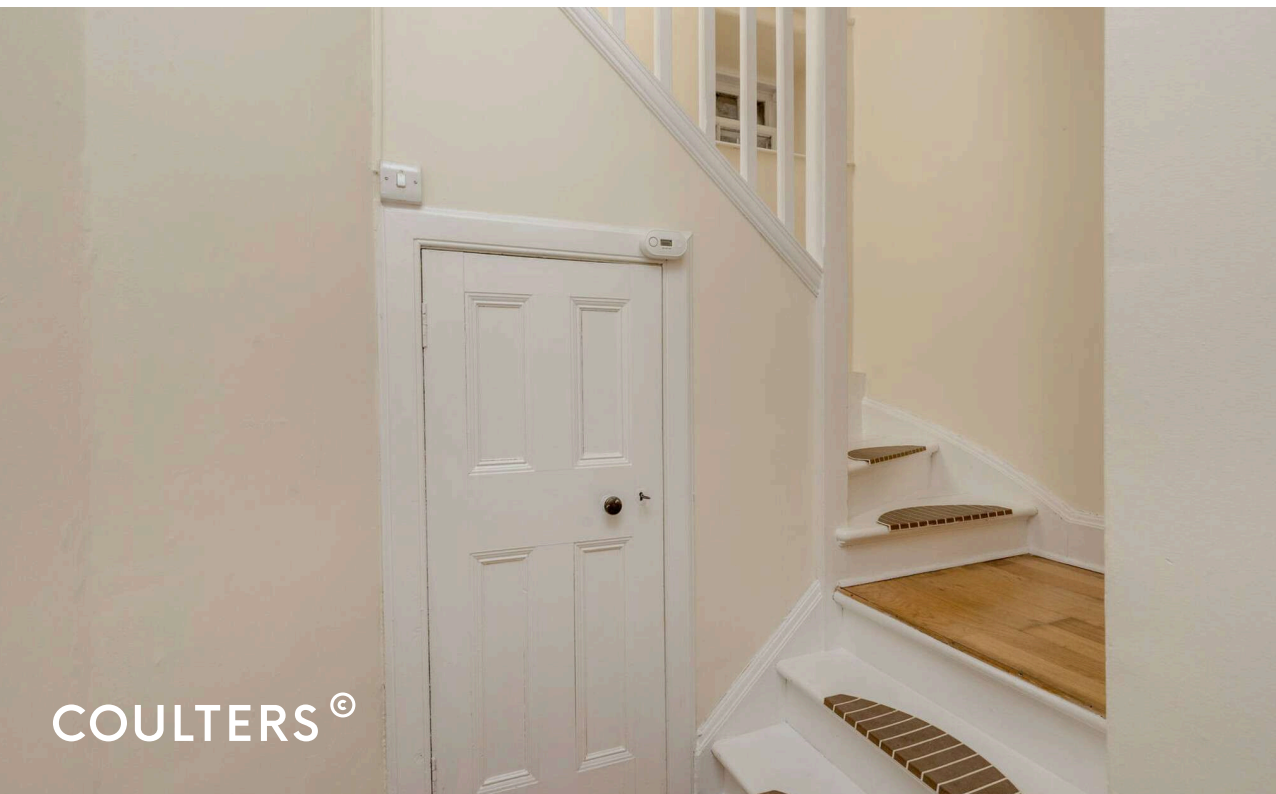
The Hermitage of Braid, Blackford Hill and Braidburn Park offer an abundance of greenspaces and a number of golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre.

Morningside is known for a high quality of schooling on offer both at primary and secondary level and is ideally situated for access to Napier University, the University of Edinburgh and the College of Art which are all within walking distance. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

EXTRAS

All fixtures and fittings including the curtains, blinds, light fittings, fitted flooring, and white goods are included in the sale price.

HOME REPORT VALUATION: £1,000,000



**Nile Grove,
Edinburgh, EH10 4SP**



Approx. Gross Internal Area
2506 Sq Ft - 232.81 Sq M
Summer House
Approx. Gross Internal Area
73 Sq Ft - 6.78 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.