

COULTERS[©]

9/5 WOODBURN TERRACE

MORNINGSIDE, EDINBURGH, EH10 4SH

 4 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Perfectly suited to family living, this exceptionally spacious four-bedroom flat enjoys a sought-after location on a peaceful residential street, just a short stroll from the wide array of amenities for which Morningside is so well known.

Occupying the top floor of a traditional tenement with a well-kept communal stair, this impressive home combines generous proportions, excellent natural light, and a wealth of elegant period details.

The large and welcoming hallway provides excellent storage and leads to a beautiful bay-windowed sitting room featuring intricate cornicing, Edinburgh press and a fireplace with gas fire which forms a wonderful focal point.

To the rear lies a modern Riddle and Coghill kitchen/dining room fitted with integrated appliances and an adjoining larder, providing a stylish and practical space for everyday living and entertaining.



KEY FEATURES



Generously proportioned top floor flat.



Well-maintained shared rear garden.



Located in the sought after area of Morningside.



EPC Rating - C



Four double bedrooms.



On-street permit holder parking.



Within a short walk of independent retailers & cafes



Council Tax Band - F





The flexible layout offers two bedrooms to the front and two to the rear, with one of the front rooms currently arranged as a formal dining room.

The well-appointed bathroom includes a three-piece suite comprising bath with shower over, wash hand basin with built-in storage, WC and a heated chrome towel rail. Further benefits include gas central heating and refurbished single glazed sash and case windows.

Externally, there is a well-maintained shared garden to the rear, mainly laid to lawn with border planting and a drying area. Ample on-street permit parking is available.





THE LOCAL AREA

Located only two miles south of the City Centre, Morningside is considered one of Edinburgh's most desirable places to live. Famous for its cafes, independent shops, delicatessens and bars, Morningside offers an abundance of local amenities including a Waitrose and a Marks and Spencer. We highly recommend a visit to the family owned Dominion Cinema.

For the outdoor enthusiast or dog walker, the beautiful green spaces of the Hermitage of Braid, Braidburn Park and Blackford Hill are nearby. It is ideally situated for Napier University's Merchiston Campus, Kings Buildings and the Royal Edinburgh.

The area offers highly regarded primary and secondary schooling including South Morningside Primary School, Canaan Lane Primary School and Boroughmuir High School. George Watson's College is also situated close by. Multiple bus routes travel up Morningside Road towards the City Centre and the City Bypass is within easy reach.

EXTRAS

All fitted flooring, light fittings, curtains and blinds and white goods are included in the sale price. Other items may be available subject to separate negotiation.



HOME REPORT VALUATION: £570,000





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,389 SQ FT / 129 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.