



5 St Fillan's Terrace
Morningside, Edinburgh, EH10 5NH

CALL US ON 0131 447 4747



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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall with understairs storage.
- Attractive bay-windowed living room with feature gas fire.
- Dining room with French doors to conservatory at rear.
- Kitchen with appliances.
- Bathroom with shower attachment on mezzanine level.
- Upper landing with understairs storage.
- Two good-sized double bedrooms.
- Single bedroom.
- Second floor with access to store with boiler.
- Home office/boxroom.
- Double bedroom four.
- Gas central heating.
- Original features.
- Private garden to front.
- Extensive gardens to rear.
- Permit & some unrestricted on street parking.
- Views to front of Craighouse Hill.

GENERAL DESCRIPTION

A traditional Victorian terraced villa consisting over three levels in the prestigious and much sought after Morningside district of the city, perfectly positioned for access to a wide range of local amenities. The property is a short journey to the south of Edinburgh City Centre and though in need of modernisation redecoration offers excellent potential to be an ideal family home in a superb location.





LOCATION

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, drive, 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 house is also well placed for lots of walks and open spaces including Morningside Park, Hermitage of Braid, Braid Hills, Blackford Hill & Pond and Braidburn Valley Park. 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:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, FRIDGE-FREEZER AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE GARDEN SHED AND GARDEN FURNITURE WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE.

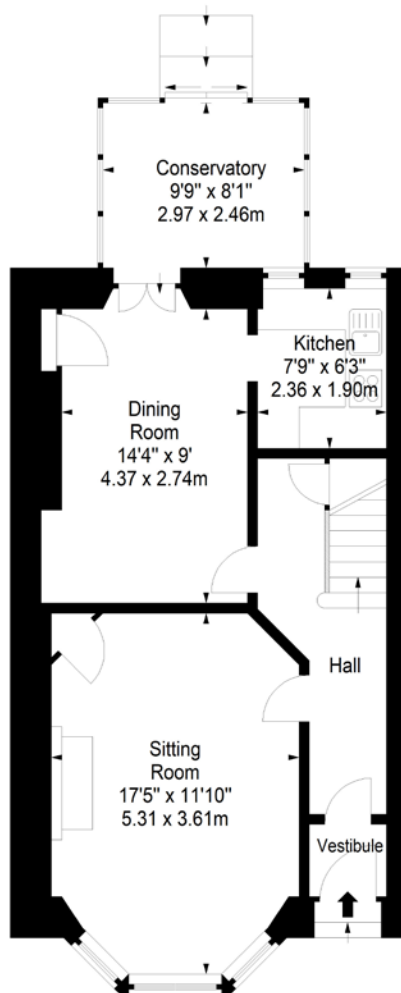
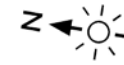


COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 2.3 MILES TO HAYMARKET TRAIN STATION. APPROXIMATELY 1.7 MILES TO SLATEFORD TRAIN STATION.
AIRPORT	APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

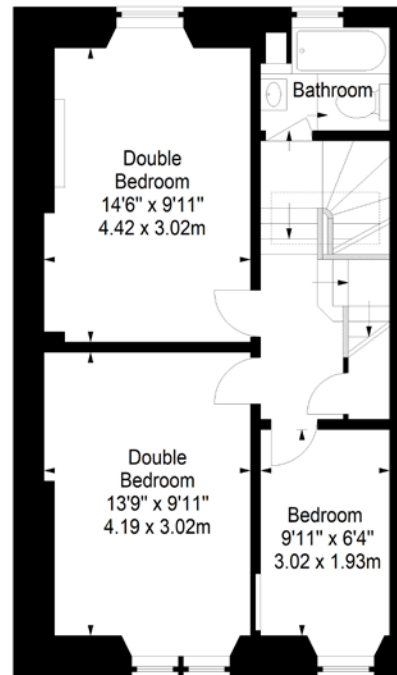
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Edinburgh, EH10 5NH



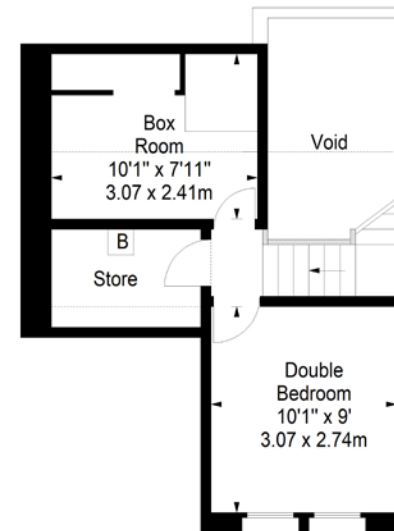
Approx. Gross Internal Area
1341 Sq Ft - 124.58 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Second Floor



ENERGY PERFORMANCE
CERTIFICATE RATING D

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.