

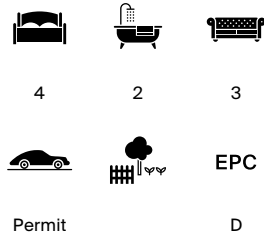


ST. RONANS TERRACE

Edinburgh, EH10



A CHARMING END-TERRACED FAMILY HOME IN ONE OF EDINBURGH'S BEST ADDRESSES.



Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £825,000



DESCRIPTION

Located in one of Edinburgh's most desirable residential districts, this elegant end-terraced family home offers well-proportioned accommodation across two floors together with private gardens to the front and rear. Positioned within the highly regarded catchment areas for South Morningside Primary School and Boroughmuir High School, the property will appeal strongly to family buyers seeking quality and convenience.

A traditional entrance vestibule leads into a welcoming hallway. To the front, the bay-windowed sitting room showcases classic period detailing, including fine cornicing, and features a gas fire that creates a warm and inviting focal point. To the rear sits a generous dining room, perfectly suited for family gatherings and entertaining.

The kitchen benefits from an AGA, while the adjoining family room provides a versatile everyday living space. From here, doors open out to the delightful east-facing walled garden, laid to lawn with a patio area, ideal for enjoying morning sun. A useful WC completes the ground floor accommodation.





Upstairs, the first floor comprises three double bedrooms and a single bedroom, together with a family bathroom and an en suite shower room. The property also benefits from double glazing and gas central heating.

Whilst the house would now benefit from modernisation, it presents an excellent opportunity for purchasers to update and tailor a charming period home to their own taste, all within a highly sought-after Edinburgh location.

A nearby single garage is available by separate negotiation, with first refusal to be offered to the purchaser of the house.



LOCATION

Morningside is one of Edinburgh's most prestigious and sought-after residential areas, located to the south of the city centre and renowned for its excellent local amenities and strong community feel. The area offers an exceptional selection of supermarkets, including Waitrose and M&S Simply Food, alongside an extensive range of independent shops, speciality food retailers, cafés, bars and restaurants.

Local schooling is highly regarded, with the property falling within the catchment areas for South Morningside Primary School, St Peter's RC Primary School, and Boroughmuir High School, while George Watson's College is within comfortable walking distance.

Residents enjoy a superb choice of leisure and cultural facilities nearby, including a library, the Dominion Cinema, and the Church Hill Theatre, together with an excellent selection of gyms, sports clubs and golf courses. Morningside also offers a wealth of green space, with Morningside Park, the Hermitage of Braid, the Braid Hills, and Braidburn Valley Park providing wonderful opportunities for walking and outdoor recreation.

The area is well served by frequent bus services offering straightforward access into the city centre, while the city bypass and wider motorway network are easily reached, making Morningside an ideal base for both commuting and family life.





Approximate Gross Internal Area = 2089 Sq Ft - 194.07 Sq M
 Garage: 162 Sq Ft - 15.05 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

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