

MORNINGSIDE

32 ST CLAIR TERRACE
EH10 5PS



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EPC RATING: D

OFFERS OVER £535,000

PROPERTY DESCRIPTION

- Private entrance door with grand wooden balustrade up to the first floor hallway
- Elegant bay windowed sitting room with feature fireplace with gas fire & wooden surround
- Separate dining room with feature fireplace & handy storage cupboard, leading to the
- Galley kitchen with range of fitted cupboards & appliances
- Principal double bedroom with original cast iron fireplace and walk in storage cupboard
- Two further double bedrooms, one with feature fireplace
- Modern bathroom with bath with mains shower over, vanity sink unit & wc
- Gas central heating from combi boiler located in the kitchen - updated in 2012
- Wealth of 1920's period features including balustrading, cornicing, picture rails, fireplaces, timber sash & case windows & panel doors
- Area of private front garden and beautifully presented private rear garden with sunny paved patio and shingled area surrounded by planting, with a handy shed
- Free on street parking



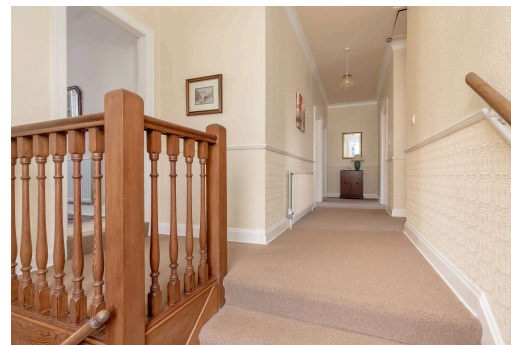
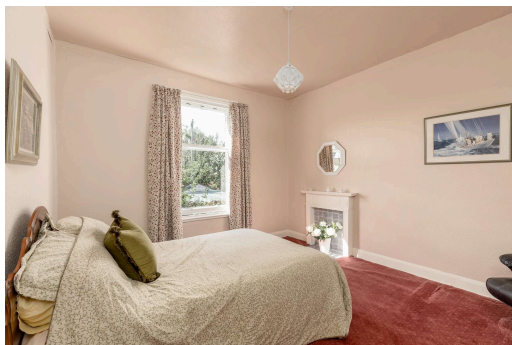
VIEWING

Viewing by appt call

Jardine Phillips

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SPACIOUS THREE BED TWO RECEPTION ROOM UPPER VILLA WITH OUTSTANDING VIEWS, IN CATCHMENT FOR EXCELLENT SCHOOLS

This large Morningside apartment would make an ideal home for professionals or a young family wishing to be in the catchment for well-renowned schools. The well-maintained accommodation comprises a comfortable sitting room, separate dining room leading to a galley kitchen, three double bedrooms and a family bathroom. Added to this, there is free on street parking and a sunny, west facing garden.

There are a wide array of amenities available in nearby Morningside, together with excellent transport links into the city centre.

AREA

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 Peter's RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's. There are superb amenities including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are a good range of gyms/leisure facilities and golf courses nearby and the flat is also well placed for lots of walks and open spaces including Craiglockhart Hills, Craighouse, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a children's swing park just around the corner. There is easy access both into town, via the numerous bus services, and

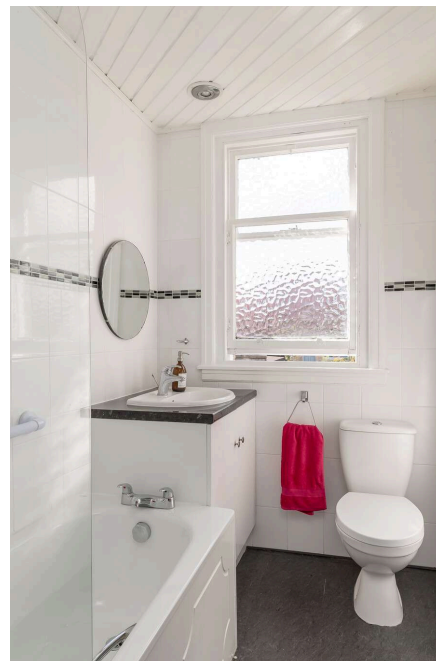
out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, oven, fridge and washing machine are included in the sale.

HOME REPORT VALUATION

£550,000



Sitting room	16'11 x 11'11 (5.16 x 3.63m)
Dining room	15'11 x 13' (4.85 x 3.96m)
Kitchen	9'10 x 6'10 (3.00 x 2.08m)
Bedroom 1	14' x 12' (4.27 x 3.66m)
Bedroom 2	13'1 x 11'5 (3.99 x 3.48m)
Bedroom 3	9'9 x 8'9 (2.97 x 2.67m)

St. Clair Terrace, EH10 6PS



Approx. Gross Internal Area
1244 Sq Ft - 115.57 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

