



3 St Ronan's Terrace

Morningside, Edinburgh, EH10 5NG



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Exceptional home with 3 bedrooms in highly sought after location

- Rarely available, stunning family home
- High spec modern kitchen/family room
- Bay windowed sitting room
- Separate dining room
- Spacious bedroom with sunroom
- 2 further double bedrooms
- Modern shower room with view
- Double glazing & gas central heating
- Security alarm system
- Picture perfect front & rear gardens
- Permit & unrestricted on-street parking



Offers Over:

£875,000



Further information can be found in the home report.

About the Property

Beautifully presented, extended terraced family home with 3 double bedrooms, finished to an exceptionally high standard and positioned in a highly desirable residential setting, close to excellent local and private schooling.

The accommodation is thoughtfully arranged with an entrance vestibule and a welcoming hall leading to a high spec kitchen/family room with large glazed doors to an immaculately presented rear garden. There is a bay windowed sitting room with an attractive outlook over the front garden, a dining room, a mezzanine level home office and a modern WC compartment completes the ground floor.

The generously proportioned twin-windowed principal bedroom enjoys the benefit of a sunroom along with large built-in wardrobes. There are two further double bedrooms and a modern shower room with an uninterrupted view to Arthur's Seat. In addition, the property is double glazed throughout and the Worcester Bosch boiler is under warranty until June 2029.

Externally the fully enclosed walled rear garden is beautifully presented, complete with two patio areas and mature shrubs and trees. The front garden has also been beautifully maintained and there is a mix of permit and unrestricted on-street parking.





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Stunning private walled
rear garden with patios
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📍 Location

Morningside is a sought-after location and offers an abundance of amenities, including specialist shops, boutiques, eateries, bars, restaurants, banking facilities and Post Office services. Waitrose supermarket and Marks & Spencer's Food are located on Morningside Road whilst more extensive shopping can be found a short drive away. The property is within catchment of highly regarded South Morningside and St Peter's RC primary schools, and the top performing Boroughmuir High School. The excellent George Watson's College and Edinburgh University (King's Buildings) are within easy reach.

Extras

All fitted floor coverings, blinds, curtains, light fittings, fridge/freezer, oven, induction hob, combi oven, dishwasher, extractor hood and garden shed. Please note the freestanding freezer & some shrubs will be removed.





Floor Plan

3 St Ronans Terrace, Edinburgh, EH10 5NG



Total Area: 174.9 m² ... 1883 ft²
All measurements are approximate and for display purposes only.



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