










Offers Over  
**£550,000**

## 6/5 Woodburn Terrace

Morningside | Edinburgh | EH10 4SH

This impressive, truly stunning top floor flat benefiting from lovely traditional features and floored attic space, situated within a quiet street within the heart of Morningside. Presented to the market in true move-in condition, close to an abundance of local amenities which Morningside has to offer, the accommodation would ideally suit the professionals or young families and internal viewing is highly recommended to be fully appreciated.

-  4 Bedrooms
-  2 Public Rooms
-  1 Bathroom
- Floored attic
-  Permit/metered parking
-  Communal garden
-  EPC Rating – C
-  Council Tax Band – F



## Description

Internally, the property which provides fantastic open views in brief comprises; secure entry system, welcoming entrance hallway with a large skylight and useful built-in storage, generously proportioned and bright bay-windowed reception room with a beautiful original feature fireplace, modern fitted kitchen pleasantly overlooking the rear and open plan to spacious dining area, fabulous sized twin-windowed principal bedroom with original feature fireplace and walk-in wardrobe with excellent potential to create an en-suite shower room (subject to the relevant planning consents), three further well proportioned bedrooms, all with original feature fireplaces and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2021) and access to a unique generously sized fully floored private attic space.



## Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob and washing machine.

## Parking & Gardens

A well maintained communal garden is located to the rear and permit and metered parking is available to the front and surrounding area. Unrestricted parking can also be found within the surrounding area.

## Viewing

Please contact Neilsons on 0131 625 2222.





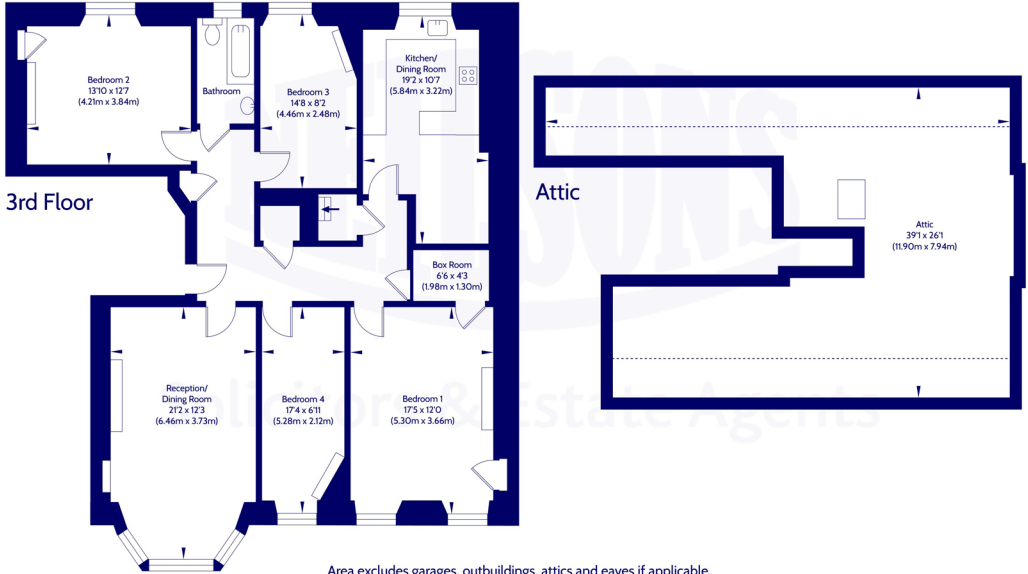
## Location

Arguably one of Edinburgh's most consistently sought after locations, the leafy district of Morningside lies to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill Theatre are also both located within easy walking distance. Fantastic schooling is located within the immediate vicinity ranging from nursery to secondary level. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.





Approx. Gross Internal Floor Area 123.54 Sq M / 1330 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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