

42 (1F2) Woodburn Terrace
Morningside
Edinburgh
EH10 4ST





CONNELL & CONNELL^{WS}
SOLICITORS AND ESTATE AGENTS





Attractive and spacious first floor flat situated in the sought after residential area of Morningside, approximately 2 miles south of the City Centre. Ample resident permit parking is available.

Morningside has an impressive range of shops and amenities, including specialist shops, supermarkets such as Waitrose and M&S, banks, building societies, post offices, library, medical centre, restaurants, cafes and pubs. The area is well suited to those working in the City Centre, with regular bus services on Morningside Road.

There are also a number of excellent schools and nurseries. Recreational needs are well provided for by way of golf courses, tennis clubs, the Dominion Cinema and Churchill Theatre. There are also many public parks and delightful walks in the surrounding area.



Internally the property is well maintained and in excellent decorative order throughout, retaining many original features and benefiting from gas central heating, partial double glazing and good storage facilities.

Large communal garden to rear.

PROPERTY DETAILS

- Welcoming entrance Hall providing access to all rooms. Entryphone handset. Two built-in cupboards. Cornice.
- Bright Living Room with window to front. Feature fireplace with wooden surround, tiled cheeks and hearth. Edinburgh wall press. Decorative cornice and picture rail.
- Boxroom located off the lounge with borrowed light from hall.
- Fitted Dining Kitchen with matching wall and base units. Integrated gas hob, electric oven and chimney style hood. Solid wood work surfaces. Sink with drainer. Tiled splashback. Cupboard housing boiler. Space for dining table and chairs. Wood panelled to dado height. Window to front.
- Utility Room located off the kitchen with window to front. The washing machine and fridge/freezer are included in the sale. Shelving.
- Large Double Bedroom with window to front. Feature cast iron fireplace. Cornice.
- Stylish Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Mirror. Part wood panelling and tiling. Frosted window to front.



Viewing by appointment on 0131 524 3800





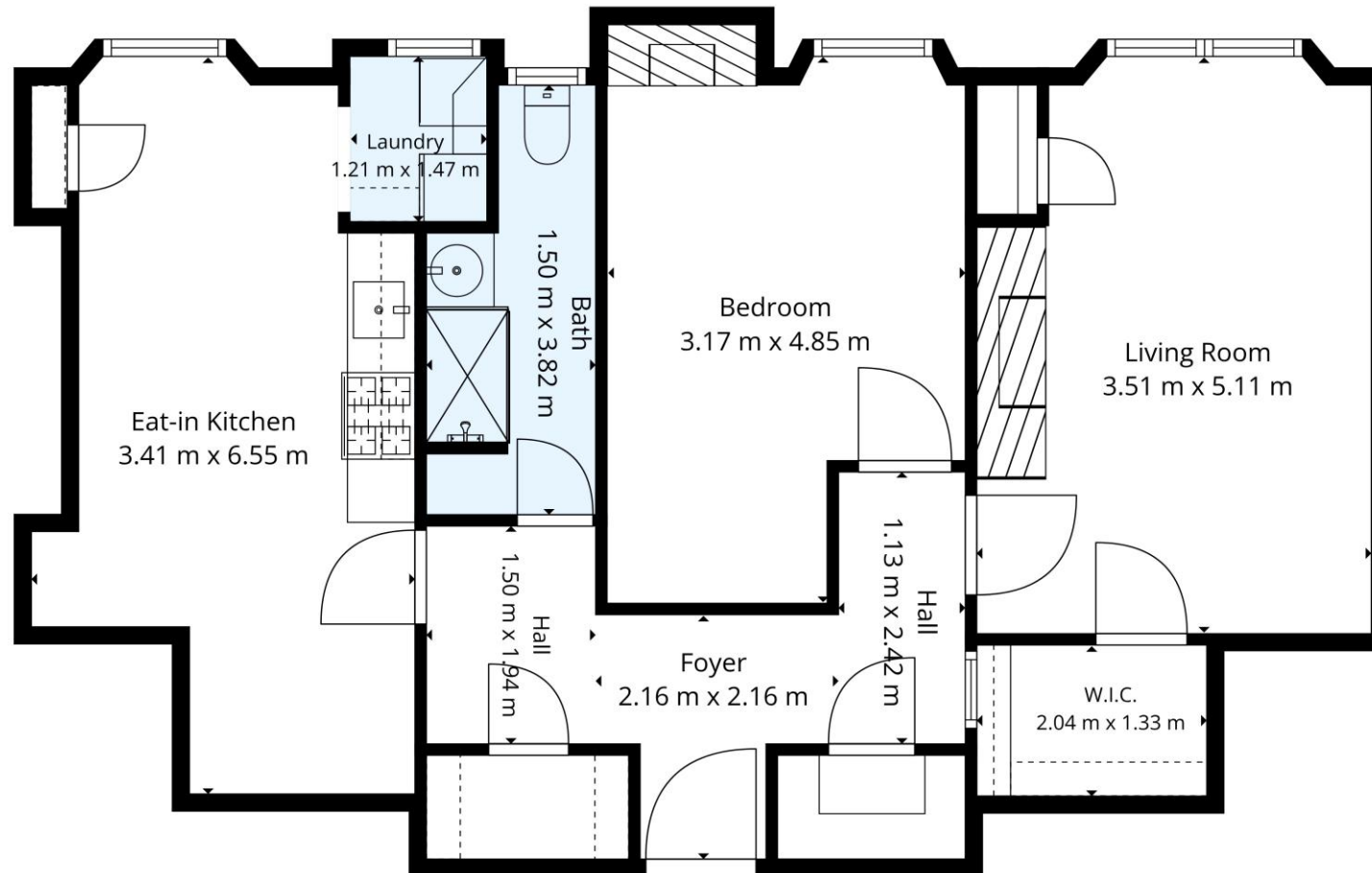


EXTERNAL

There is an enclosed garden to the rear of the building with a good sized lawn bordered by an established array of plants, shrubs and trees.

Resident permit parking is available on application to the City of Edinburgh Council.

- Energy Efficiency Rating - C
- Council Tax Band - D



Total: 74 m2

1st Floor: 74 m2

Excluded Areas: Undefined: 0 M2, Fireplace: 1 M2, Walls: 6 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

