



27/4 Woodburn Terrace
Morningside, Edinburgh, EH10 4SS

CALL US ON 0131 447 4747

27/4 Woodburn Terrace Morningside, Edinburgh, EH10 4SS

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage & access to boxroom.
- Attractive bay windowed living room with feature gas fire.
- Views to Blackford Hill.
- Further access to boxroom.
- Dining kitchen with feature gas fire & larger storage cupboard.
- Open outlook to rear.
- Scullery off.
- Two good sized double bedrooms.
- Bathroom with shower.
- Gas central heating.
- Many original features.
- Well maintained communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A superb second floor flat part of a traditional tenement building in the highly desirable street in the sought after Morningside district of the City, within walking distance of an excellent range of local amenities and a short journey to the south of Edinburgh City Centre.

COUNCIL TAX BAND E.
TRAIN STATION APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.
AIRPORT APPROXIMATELY 11.1 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 200 METRES.

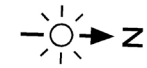
LOCATION

Woodburn Terrace is situated in one of Edinburgh's prime residential districts, Morningside, approximately 2 miles south of the city centre. There are excellent local amenities nearby including a Waitrose supermarket, Marks & Spencer Food Hall, Sainsbury's Local, restaurants and cafés. Nearby outdoor recreational facilities include the Hermitage of Braid, Blackford Hill, Braidburn Park; Craiglockhart Hill, Bruntsfield Links and The Meadows; Pentland Hills Country Park with dry ski slope; and the Merchants, Mortonhall and Braid Hills golf courses. The City Bypass is within easy reach and connects with all major motorway networks north and south; to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and north to the Forth Road Bridge/ Queensferry Crossing. Regular buses operate to and from the city centre and surrounding areas, with Haymarket and Waverley rail stations and Edinburgh bus station all easily accessible. The area offers highly regarded primary and secondary schooling including South Morningside Primary School, Canaan Lane Primary School and Boroughmuir High School. George Watson's College is also situated close by. Napier University campuses at Craiglockhart and Merchiston are also within the vicinity, and Edinburgh University campuses are within easy reach by bus or car

EXTRAS:
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER AND FRIDGE/FREEZER WITHIN THE LARGER STORAGE CUPBOARD.



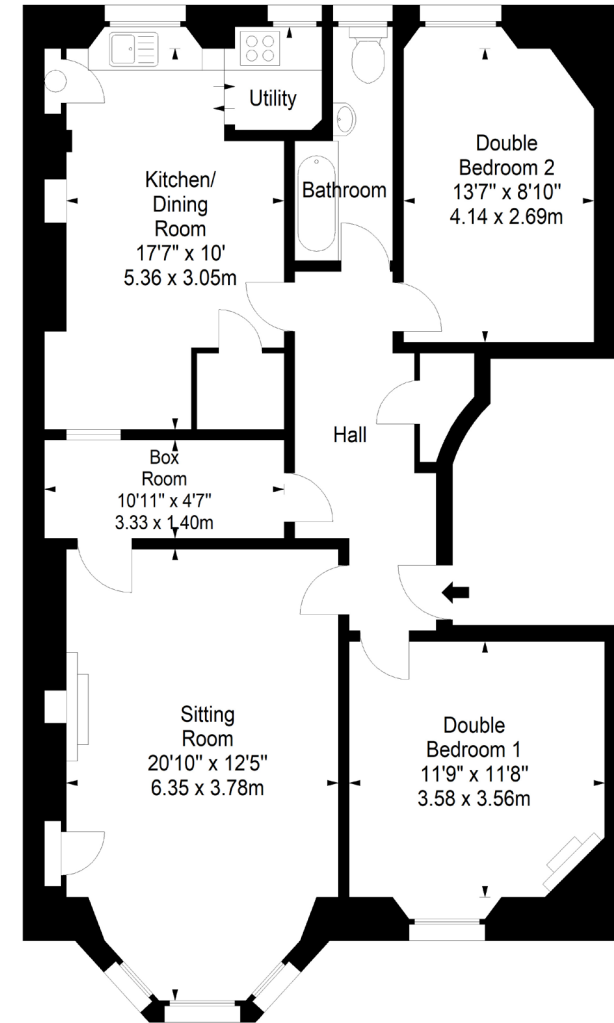
Woodburn Terrace,
Edinburgh,
Midlothian, EH10 4SS



Approx. Gross Internal Area
955 Sq Ft - 88.72 Sq M
For identification only. Not to scale.
© SquareFoot 2026



ENERGY PERFORMANCE
CERTIFICATE RATING C



Second Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.