

COULTERS®

# 2 (2F1) EDEN TERRACE

MORNINGSIDE, EDINBURGH, EH10 4SB

 4 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Enjoy a prestigious city location with this four-bedroom corner flat positioned on the second floor of a traditional sandstone tenement in the sought-after Morningside area of Edinburgh. Close to both Napier and the University of Edinburgh as well as excellent schools, the property has the potential to be an excellent buy-to-let investment or family home.

## KEY FEATURES



Second floor apartment on quiet street



Three double bedrooms and one single room



Within Grange Conservation Area



Permit parking



Walking distance to universities



Excellent amenities accessible on foot





The accommodation comprises a spacious living room that boasts a large corner bay window with a delightful open outlook over the tree-lined street, a fitted kitchen with a recessed dining area, four double bedrooms and a bathroom. Ample storage is available in the cupboards off the hall.

The property is fitted with single glazed sash and case windows and gas central heating.

Permit parking is available on Newbattle Terrace.



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## THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers a diverse range of local amenities including Edinburgh's best variety of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. The area has a "village like" feel, whilst boasting the famous Dominion cinema, several theatres and various supermarkets including a Waitrose & M&S. The Hermitage of Braid, Blackford Hill and Braidburn Park offer an abundance of greenspaces and a number of golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre.

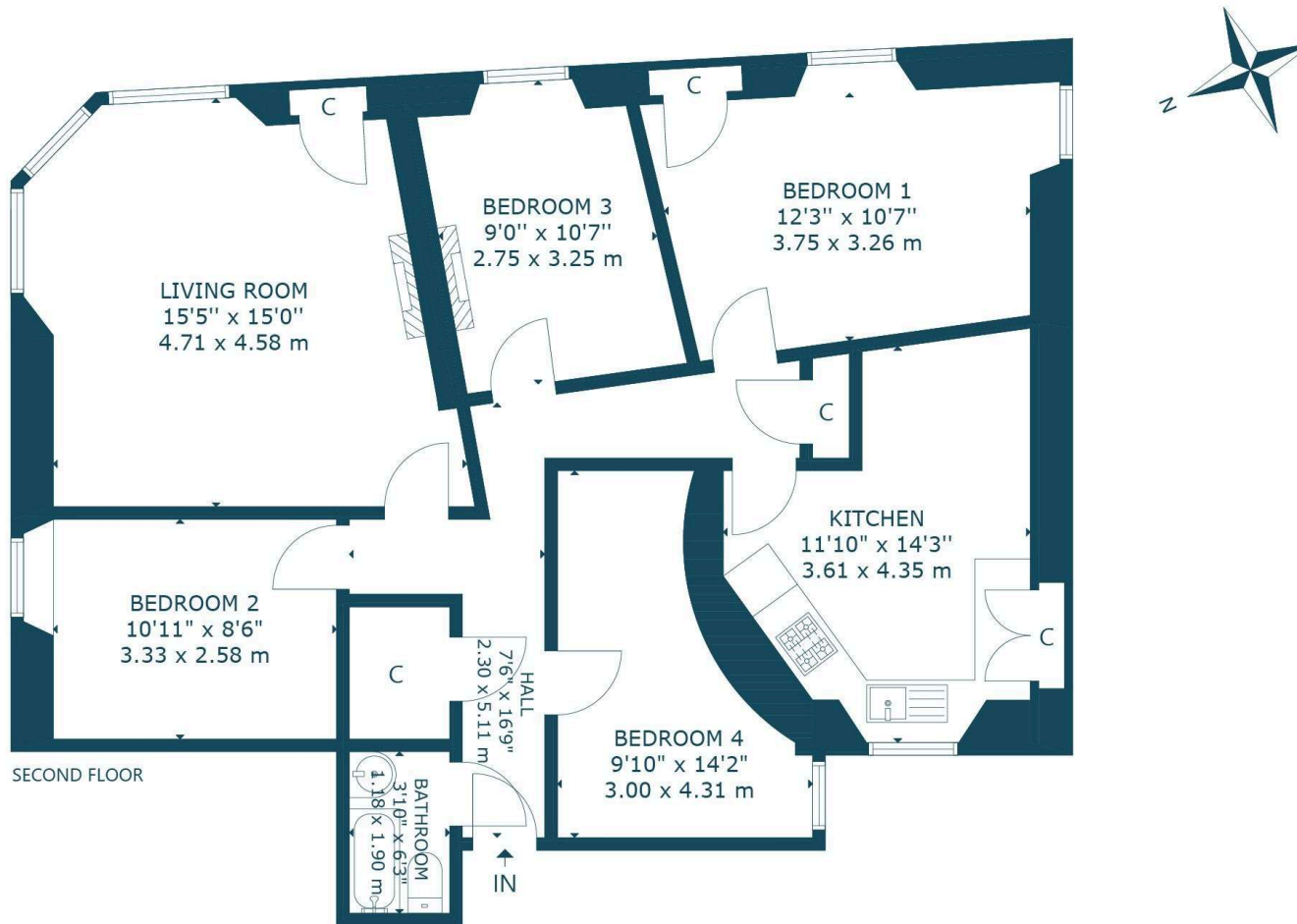


Morningside is known for a high quality of schooling on offer both at primary and secondary level. Ideally situated for access to Napier University, the University of Edinburgh and the College of Art, all within walking distance. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

## EXTRAS

The property is sold as seen with all curtains, light fittings, floor coverings, appliances and furniture included in the sale price.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,011 SQ FT / 94 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.