



Morningside Terrace, Edinburgh, EH10

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## A rarely available end of terrace family home in Morningside with front and rear garden.

Morningside Terrace is a charming stone built, end of terrace Victorian family home in a highly sought-after location.

The property is one of only two houses on the street that benefits from three storeys.

The generous accommodation flows from the front door to a welcoming reception hall, which leads to the spacious bay windowed sitting room.

To the rear of the house is the dining room and recently installed kitchen, which includes ample storage and a wine fridge. On this floor there is also a shower room.

First floor accommodation comprises three generously sized double bedrooms, a boxroom with skylight and family bathroom.

The basement level of the property provides incredible development opportunity. Currently used for utilities and storage, there is potential (with the usual planning consent) to develop this floor into an open plan kitchen/dining and living area, with WC.



**Offers Over** £795,000    **Tenure** Freehold    **Local Authority** The City of Edinburgh Council    **Council Tax** Band G





Externally, mature hedges offer privacy at the front of the house whilst a gated path leads to the front door.

To the rear there is a private, enclosed garden which is also laid to lawn.

There is on street permit parking to the front of the property.

Morningside Terrace offers buyers a rare opportunity to put their own stamp on a well-proportioned, traditional property in a fantastic location.

### Location

Morningside Terrace is nestled quietly in a secluded setting in the heart of Morningside, one of Edinburgh's most sought after residential areas, approximately two miles south-west of the city centre.

This is a high amenity area containing some of the city's finest houses. There is excellent local shopping and a wide choice of bars and restaurants, as well as a Waitrose supermarket off Morningside Road.

Additionally, there is a local theatre and cinema while all the other cultural amenities of the city centre are also within easy reach.

There is convenient access to the city bypass connecting to Edinburgh airport and the Central Scotland Motorway Network, while Haymarket Station with regular train services to Glasgow is also within easy reach.

There is excellent schooling nearby with a choice of private and local schools. The property falls into the catchment of South Morningside Primary School, St. Peter's Primary School and Boroughmuir High School. It is also in close proximity to George Watson's College.

## Financial Guarantee/Anti Money Laundering

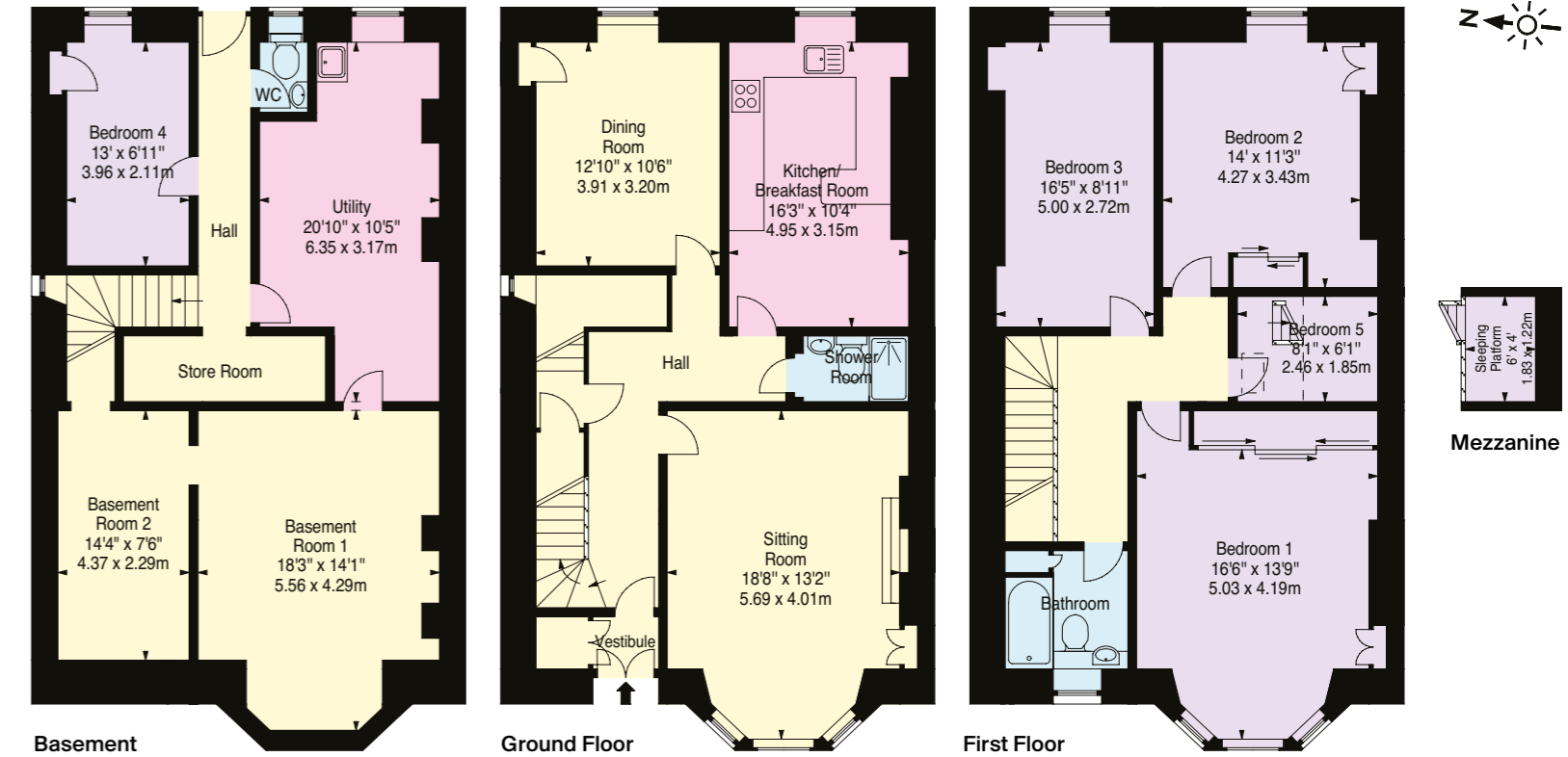
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



## Approximate Gross Internal Floor Area 2426 Sq Ft - 225.38 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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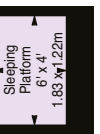
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated March 2024.

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