



14/31, Ethel Terrace, Morningside, Edinburgh, EH10 5NA

Two Bedroom, Triple-Aspect, Ground Floor Flat

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Property Description

Spacious and well presented, two-bedroom, triple-aspect, ground floor flat, in an apartment block set on a quiet residential side street. Located in the desirable Morningside area, to the south of Edinburgh city centre.

Comprises an; entrance hall, living room, kitchen, two double bedrooms and a bathroom. Features include uPVC double glazing, electric storage heating, excellent integral storage space, a secure entry system, and TV and telephone points. The property will benefit from redecoration and modernisation throughout. Externally, there are well-tended communal grounds, with ample permit parking to the front and on surrounding streets.

The entrance hall affords access throughout and features the secure phone entry system, wood-effect flooring, and convenient storage provision with three separate store cupboards. With dual aspect windows, the front-set living room is afforded plenty of natural light and offers a feature fireplace and ample space for freestanding furniture. Likewise, set to the front, the dining kitchen has a store cupboard and fitted units with stone-effect worktops, tiled backsplash and a stainless steel sink set below a window.

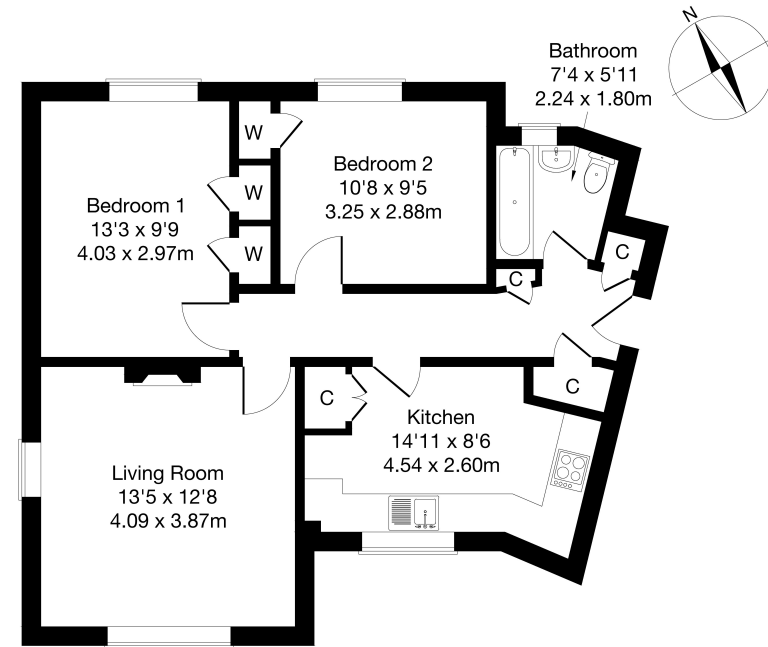
Two double bedrooms are set to the rear with central pendant light fittings, carpeted flooring and excellent storage provision with a built-in wardrobe in bedroom two, and two separate wardrobes in bedroom one.

Completing the accommodation and also set to the rear, the fully tiled bathroom has a fitted a three-piece suite with an electric shower over the bath and a ladder radiator.



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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Morningside is a highly-desirable residential area to the south of Edinburgh city centre, with the bustling local streets offering popular bistros, restaurants, bars, cafes, and specialist shops, together with one of the city's two Waitrose supermarkets. Schooling in the local area include the highly-esteemed South Morningside Primary, St Peter's RC Primary, Boroughmuir High School, and

many renowned private schools. Morningside is known for its leisure provision including the Dominion Cinema, public parks such as Braidburn Valley and the Hermitage of Braid, as well as various golf courses and sports centres. The A702 offers access to the city bypass to the south, whilst regular bus services are available from the A702 and Morningside Drive.





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