



## 2/6 Eden Terrace, Morningside, Edinburgh, EH10 4SB

Well Presented & Spacious, Four-Bedroom, Third (Top) Floor Flat

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# Property Description

Well presented and spacious, four-bedroom, third (top) floor flat, forming part of an impressive traditional stone-built tenement. Set on a leafy side street, located in Edinburgh's highly sought-after Morningside area, just south of the city centre.

Comprises an entrance hallway, living room, dining/kitchen, four flexible bedrooms, and a family bathroom.

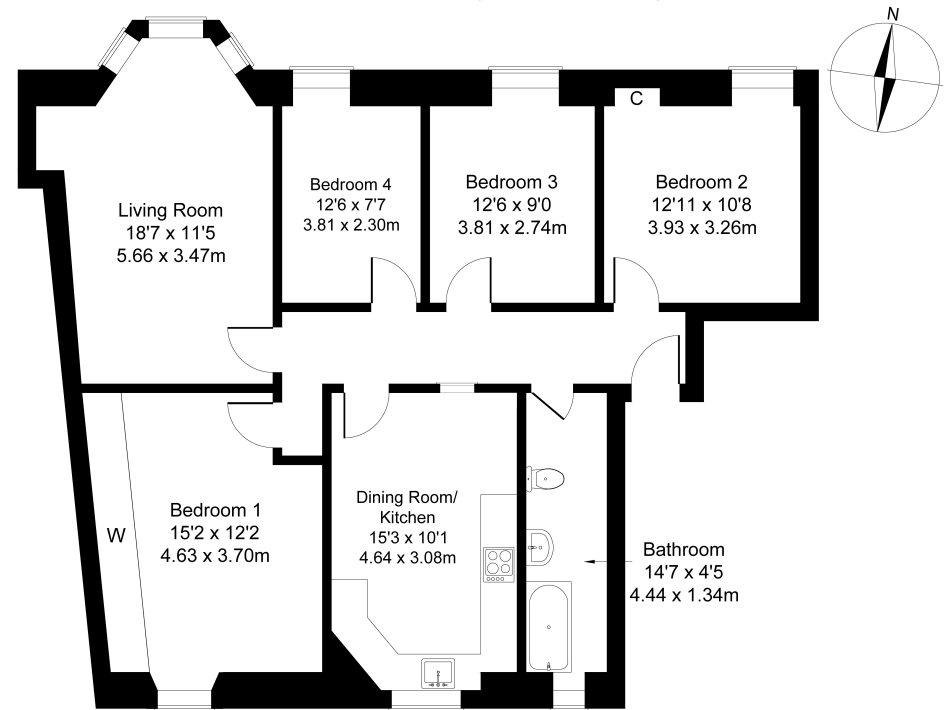
This period property includes tall ceilings, a front-facing bay window, ornate cornice-work, original wood flooring, and superb south-facing skyline views. Rarely available, further features include a fitted kitchen, sash and case double-glazed windows and gas central heating.

Furthermore, there is a secured entry system, a well-maintained shared garden to the rear, and ample zoned and metered street parking to the front and surrounding streets.

A welcoming entrance affords access throughout the property and offers space for outerwear. Set to the front, the light and tastefully finished living room features original wood flooring continuing from the hall, a large bay window, a fireplace surround, period ornate cornice-work and an open press with shelves. The kitchen is set to the rear, with ample space for dining; whilst fitted wall and base units include stone effect worktops, a sink with drainer and a freestanding electric cooker.

Also set to the rear, with a bright southerly-aspect and superb views, bedroom one features carpeted flooring, a central light fitting, a ceiling fan and fitted wardrobe storage; whilst three further flexible bedrooms are set to the front. Completing the accommodation, the bathroom is fitted with a three-piece suite, including a shower over the bath and a ladder-style radiator.

**mov<sup>8</sup> REAL ESTATE** Flat 6, 2 Eden Terrace, Edinburgh, EH10 4SB  
Estate Agents and Solicitors Approximate Gross Internal Area: (1044 sq ft - 97 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 includes the highly-esteemed South Morningside Primary, St Peter's RC Primary, Boroughmuir High School, and

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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Estate Agents and Solicitors

