



12/25, Ethel Terrace, Edinburgh, EH10 5NA

Tastefully Presented Two-Bedroom, Third-Floor Flat with Private Balcony & Exceptional Views

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Property Description

An exclusive property in one of Edinburgh's most desirable areas, with views to the Pentlands and Forth Crossings.

Light and tastefully presented, two-bedroom, third-floor flat, with a private balcony and superb skyline views. Forming part of a factored development, set on a quiet residential side street in the highly sought-after Morningside area, south of Edinburgh's city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a shower room.

Freshly prepared and modernised throughout, with new flooring, new electrics, and new electric heating. Ready-to-move-in with re-rendered walls and neutral decor throughout, double glazing, and good storage.

There is a secured entry system, a lift service, well-tended communal grounds and ample parking to the front and surrounding streets.

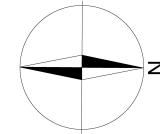
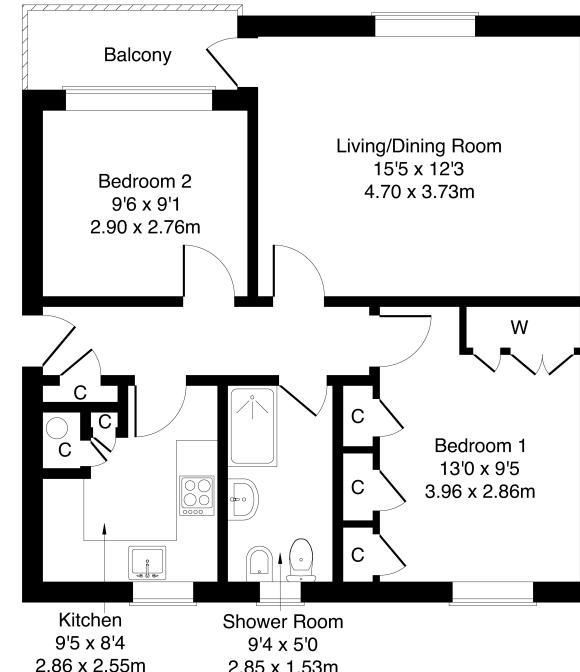
A welcoming entrance hall invites you into this stunning home, providing access to all rooms and allowing for seamless, functional living throughout. The living room is finished with light, tasteful décor and carpeted flooring, offering a generous space ideal for entertaining, further enhanced by access to a balcony that extends the living area and enjoys exceptional views. The kitchen features contemporary flooring with wood-effect countertops and a tiled-effect splashback, a stainless steel sink with drainer, and integrated appliances including an electric hob with canopy above, washing machine and a separate tumble dryer, dishwasher, and fridge/freezer.

Both bedrooms one and two are finished in the same light, neutral décor and continue the carpeted flooring from the hallway, with bedroom one additionally benefiting from ample cupboard space ideal for storage. Completing the home is the shower room, comprising a modern three-piece suite with a shower cubicle and the added benefit of a ladder-style radiator.



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Approximate Gross Internal Area: (635 sq ft - 59 sq m.)

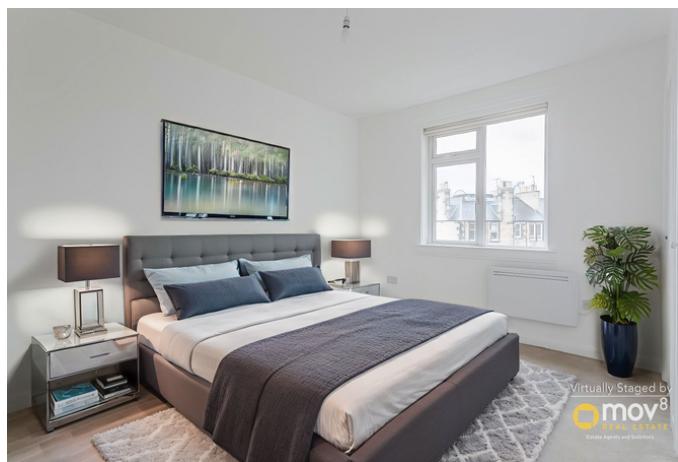


Area Description

Morningside is a highly desirable residential area south of Edinburgh city centre. Its lively local streets feature popular bistros, restaurants, bars, cafés, specialist shops, and one of the city's two Waitrose supermarkets. The area offers excellent schooling. The property is in the catchment for South Morningside Primary School, St Peter's RC Primary School, Boroughmuir High School and St Thomas of Aquin's RC High School as well as many well-regarded private schools. Morningside is

known for its leisure facilities such as the Dominion Cinema, public parks like Braidburn Valley and the Hermitage of Braid, along with several golf courses and sports centres. The A702 provides access to the city bypass to the south, and regular bus services run from both the A702 and Morningside Drive.

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





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