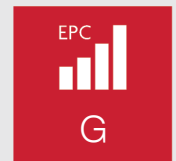




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## 37 St Clair Terrace

Morningside, Edinburgh  
EH10 5PS





## Summary

Set in desirable Morningside, 37 St Clair Terrace offers spacious accommodation and neutral interiors with retained period features. The home boasts a west-facing bay windowed living room with a fireplace and a formal dining room adjoined to a dining kitchen. Accessed from the kitchen is a utility room and WC. Completing the family home is a sunny main bedroom with a bay window and a fireplace, a second double bedroom with a basin, another double bedroom, and a single bedroom with a wardrobe and a family bathroom with shower-over-bath. Externally, the home enjoys lush garden grounds and private parking. Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated/ freestanding kitchen appliances.

## Features

- Traditional end-terrace house
- Situated in sought-after Morningside
- Lovely skyline/canopy views
- Neutral interiors with retained period features
- Entrance vestibule and hall with storage
- Bay windowed living room with fireplace
- Formal dining room with kitchen access
- Dining kitchen with utility room and WC
- Principal bedroom with a bay window
- Two more airy double bedrooms
- A versatile fourth bedroom with a wardrobe
- Family bathroom
- Mature private rear garden with a shed
- Private garage parking
- Electric heating and traditional windows



"This well-presented four-bedroom home boasts retained period details, including charming decorative cornicing and well-maintained traditional windows."



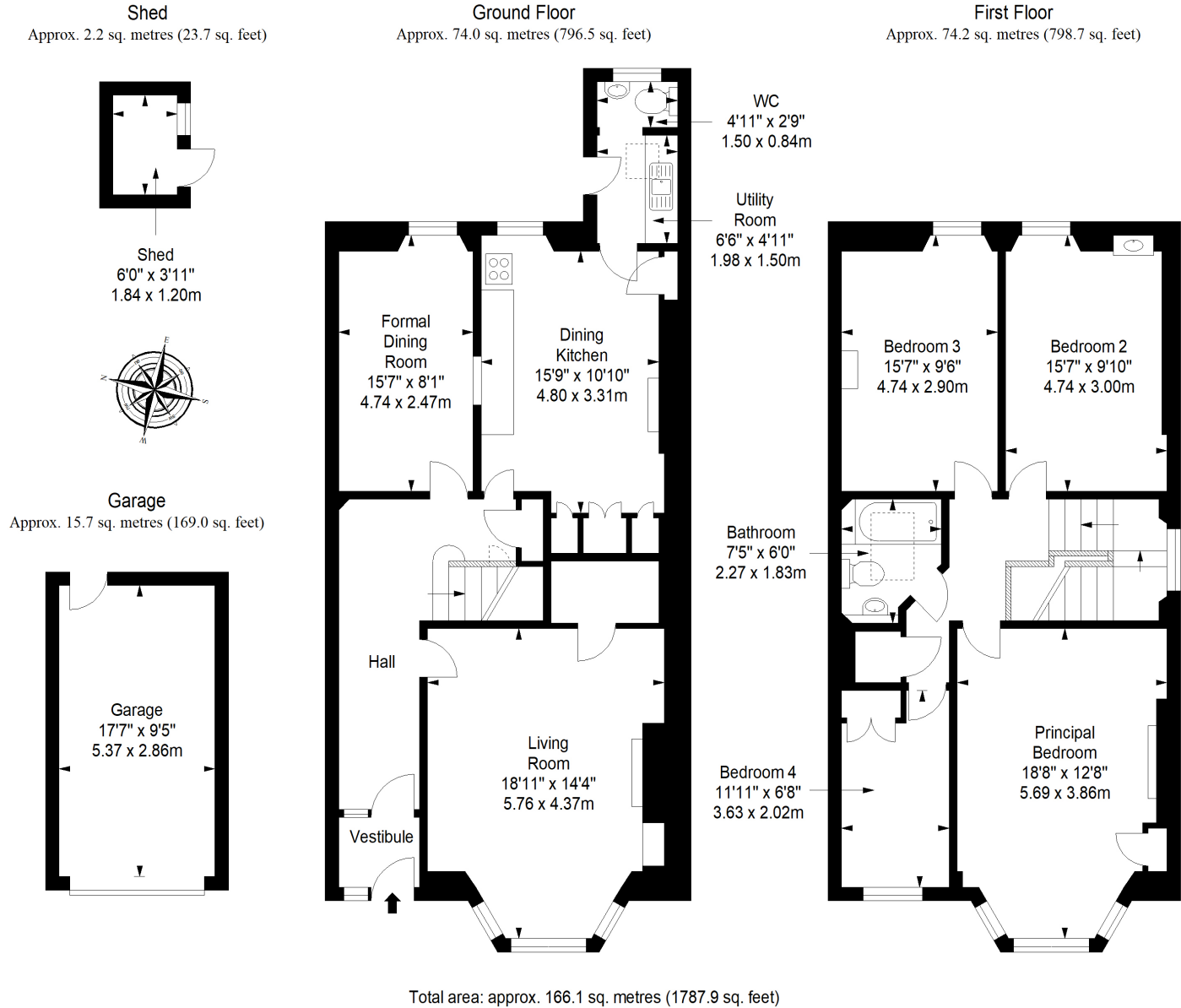




“Morningside residents enjoy easy access to a wealth of amenities, cafés, bistros, schools, transport links, and scenic green space.”



# Floorplan





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