



SIMPSON & MARWICK

28 Dalhousie Terrace

Morningside, EH10 5PD

simpsonmarwick.com

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Beautifully presented 4 bedroom terraced family home in walk in condition with SW facing garden

- 2102sq.ft of 'walk in condition' accommodation
- 4 double bedrooms
- Charming SW facing walled garden
- Period features
- Period features including cornice work & shutters
- Popular residential location
- Superb choice of schools in public and private sectors
- Excellent local amenities & shopping
- Good local transport links
- Many local recreational amenities and Golf Clubs

Description

The property comprises a freshly decorated and most attractively presented mid-terraced period home with bright, spacious and well-appointed family accommodation on two levels. To the front of the house there is a small, well kept garden while to the rear is a larger, SW facing walled garden with patio, lawn and flower borders. The accommodation includes vestibule and reception hall, sitting room with bay window and fireplace, family room with fireplace, dining room, a well-appointed kitchen, 4 double bedrooms, a family bathroom and a modern, tiled shower room.



Location

Morningside is one of Edinburgh's most sought after residential districts lying approximately 2 miles to the south of the city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Waitrose Supermarket and Marks & Spencer Food Hall. Morningside is also conveniently situated for Edinburgh University, Napier University and the Royal Infirmary and Sick Childrens Hospitals. Recreational spaces in the area include the Meadows which has excellent tennis courts, Bruntsfield Links which has a pitch and putt and the open spaces of Blackford Hill and Hermitage of Braid. Edinburgh city centre can be reached on foot in under 30 minutes and there is an excellent range of bus services on Morningside Road.

Fixtures and Fittings

The fitted carpets, light fittings, curtains, blinds and the kitchen appliances are included in the sale. The tumble dryer, fireplace fenders and ironmongery and the front sitting room chandelier are not included.

EPC Rating D

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 2102 Sq Ft - 195.28 Sq M
 For identification only. Not to scale.
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