

COULTERS®

68 NEWBATTLE TERRACE

MORNINGSIDE, EDINBURGH, EH10 4RX

 5 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

68 Newbattle Terrace is a beautifully proportioned, light-filled Victorian stone-built end terraced house, set within the highly desirable Morningside area, just south of Edinburgh's city centre. Having been a cherished family home for over fifty years, this engaging property now presents an outstanding opportunity for a new owner to make it their own.

Brimming with charming period features, the property boasts cornicing, fireplaces, original terrazzo floor tiling and high ceilings—all enhancing its timeless appeal.

Set over three levels, the home is entered via a spacious vestibule, which leads into an elegant sweeping hallway and staircase, beautifully illuminated by an overhead cupola that floods the space with natural light.



KEY FEATURES



End terraced house arranged over three floors.



Fantastic renovation opportunity.



Private gardens to both front and rear.



Detached single garage.



Excellent schools nearby.



Morningside shops & restaurants a short stroll.

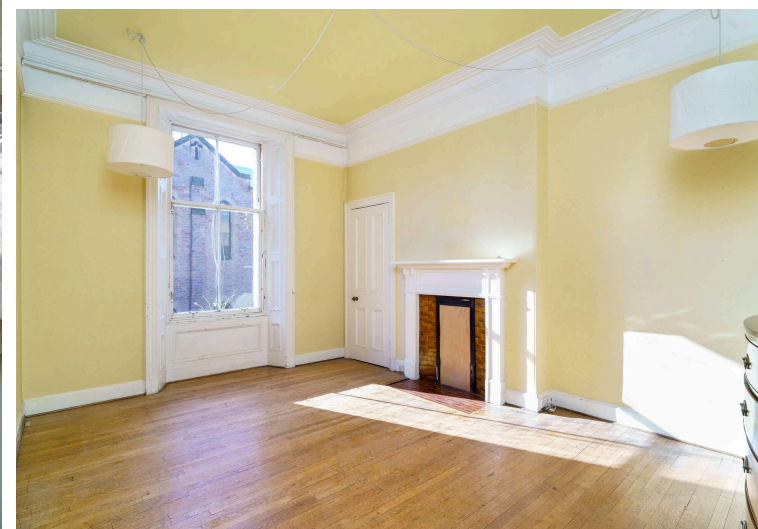


EPC Rating - E



Council Tax Band - G





On the ground floor, the impressive sitting room has a lovely bay-window, fireplace with surround, cornicing, and an Edinburgh press. To the rear of the property is a formal dining room, and a separate kitchen which is bright and well-appointed, featuring a range of base and wall-mounted units with ample worktop space. A handy WC is positioned off the hall.

The first floor is home to three well-proportioned double bedrooms and a study or smaller fifth bedroom. The principal bedroom, positioned at the front, boasts a large bay window, while bedrooms two and three enjoy a pleasant outlook over the garden and nearby church. A family bathroom, complete with bath and overhead shower, serves this level.





MORE INFORMATION

The lower ground floor which opens out to the garden, provides versatile living space and exceptional potential. Two rooms which look out to the garden, are both fitted with wash hand basins and could suit a variety of purposes including additional bedrooms, home offices, playrooms or studios. There is also a convenient shower room, separate WC and utility space as well as a fantastic storage cupboard.

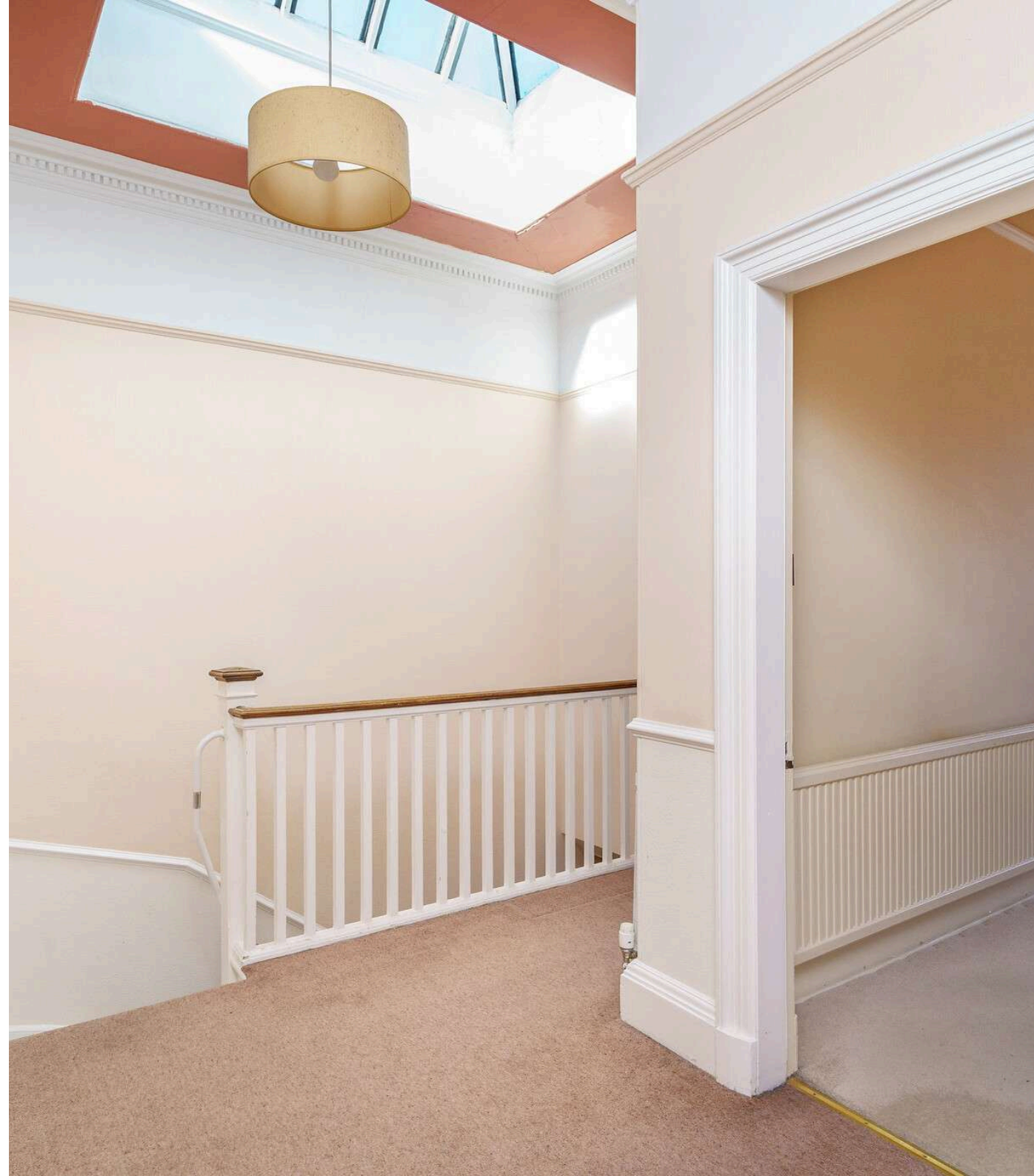
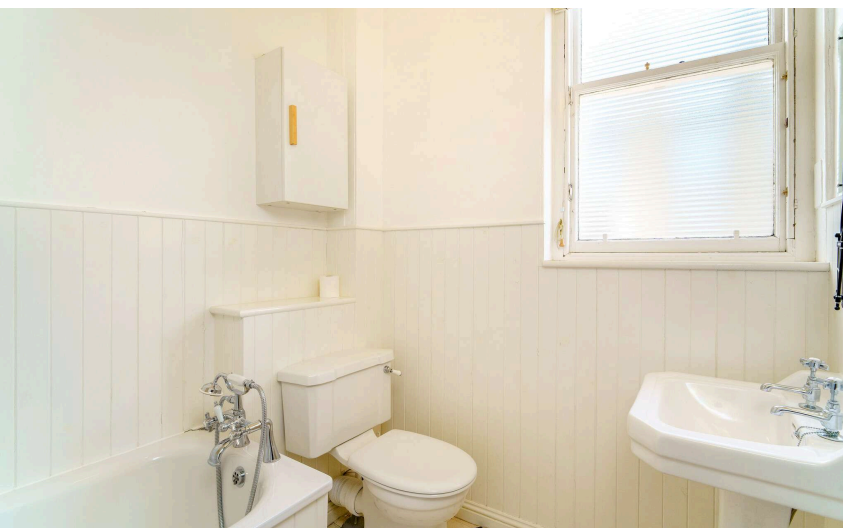
The property has gas central heating and single glazed sash and case windows.



GARDENS AND PARKING

The home enjoys a delightful south-facing rear garden, predominantly laid to lawn, offering a private and peaceful outdoor retreat. A side door provides access to the single detached garage, with vehicle entry from Falcon Gardens.

At the front, a small driveway accommodates one vehicle, while additional parking is available via residents' permits or metered spaces.







THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers a diverse range of local amenities including arguably Edinburgh's best variety of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. The area has a "village like" feel, whilst boasting the famous Dominion cinema, several theatres and various supermarkets including a Waitrose & M&S. The Hermitage of Braid, Blackford Hill and Braidburn Park offer an abundance of greenspaces and a number of golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre.

Morningside is known for a high quality of schooling on offer both at primary and secondary level and is ideally situated for access to Napier University, the University of Edinburgh and the College of Art which are all within walking distance. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

EXTRAS

All fixtures and fittings including the curtains, blinds, light fittings, fitted flooring, and white goods are included in the sale price.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 2,441 SQ FT / 227 SQ M GARAGE 119 SQ FT / 11 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.