

COULTERS[©]

2/5 EDEN TERRACE

MORNINGSIDE, EDINBURGH, EH10 4SB

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Beautifully presented and filled with natural light, this attractive third-floor flat forms part of a traditional tenement in the highly regarded Morningside area.

Well maintained by the current owners, including the refurbishment of the windows, the property combines elegant period features with a comfortable and welcoming style, creating a lovely home in an established residential setting.

KEY FEATURES



Most attractive, well maintained third floor flat.



Four bright bedrooms.



Shared garden to the rear.



Residents' on street permit holder parking.



Located in the Grange conservation area.



Excellent amenities accessible on foot.



EPC Rating - D



Council Tax Band - E



The corner sitting room is a particularly appealing reception space, with a bay window providing plenty of natural light and an attractive outlook. Elegant cornicing adds to the character, while a feature fireplace creates a focal point, complemented by a useful press cupboard.

The generous kitchen/dining room enjoys an open outlook and offers excellent space for both cooking and dining. The kitchen area is fitted with a good range of wall and base-mounted cabinetry, together with an electric hob, eye-level oven, washing machine, dishwasher and freestanding fridge/freezer. A practical pulley adds further convenience, while there is ample space for a dining table and chairs.





MORE INFORMATION

Double bedroom one is a bright dual-aspect room with a lovely outlook towards the Pentland Hills, the Observatory and the tennis courts. A beautiful marble fireplace and open press cupboard add further period charm.

Double bedroom two is positioned to the front of the property, while double bedroom three is currently used by the owners as a dining room, offering useful flexibility depending on requirements.

A fourth bedroom provides an ideal study or additional bedroom. A storage cupboard is located off the hallway, and the modern bathroom is fitted with a bath with electric shower over, WC and wash hand basin with cupboards below.

Externally, there is a shared rear garden, accessed from the communal stair.

Overall, this is a charming flat, offering generous and flexible accommodation, attractive period features and wonderful open outlooks in a highly desirable Morningside location.









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 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.

The area offers highly regarded primary and secondary schooling including Canaan Lane Primary, St Peters RC Primary School and James Gillespie's Primary and High School. The property is ideally situated for access to Napier University, the University of Edinburgh and the College of Art, all which are within walking distance.

The area is very well served by public transport and benefits from extensive walkways and cycle paths.

EXTRAS

All light fittings, floor coverings and white goods are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £425,000



**Eden Terrace,
Edinburgh, EH10 4SB**



Approx. Gross Internal Area
1052 Sq Ft - 97.73 Sq M
For identification only. Not to scale.
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Third Floor



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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.