

COULTERS[©]

30 ST CLAIR TERRACE

MORNINGSIDE, EDINBURGH, EH10 5NW

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

30 St Clair Terrace is a superb three bedroom maindoor lower villa situated in the highly desirable area of Morningside. The property has been fully renovated by the current owners and is presented in excellent order throughout. Original features have been maintained and perfectly paired with modern upgrades to create a charming home that is expected to appeal to a variety of buyers including families, professionals and downsizers.



The accommodation, which is all at ground floor level, comprises - vestibule; sitting room with bay window and fireplace with wood burner; stunning kitchen/dining room boasting solid stone worktops, integrated appliances, handy utility cupboard and stylish French doors that open directly out to the garden; three bedrooms, two of which are good size double rooms and a modern bathroom with shower over the bath.

KEY FEATURES



Beautifully presented lower villa



Three bedrooms including two doubles



Private garden to front and side



Unrestricted on street parking



Excellent schools nearby



Independent shops, cafes and restaurants a short stroll





The property is double glazed and has been fitted with new double glazed windows to the front which have a 10 year guarantee. Gas central heating is operated via a combi-boiler.

The property has its own front garden with mature plants, and to the rear, the enclosed private garden is a real haven with sunny seating areas and a lovely selection of plants including lavender and a young eucalyptus tree. Ample unrestricted on street parking is available.





THE LOCAL AREA

The property is situated within the Plewlands Conservation Area within Morningside, 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. Morningside is known for a high quality of schooling on offer and is in the catchment for South Morningside Primary and Boroughmuir High School. Ideally situated for access to Napier University, the University of Edinburgh and the College of Art, all within walking distance. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

EXTRAS

All blinds, curtains, fitted floor coverings and integrated kitchen appliances are included in the sale price. The chandelier in bedroom 1, sitting

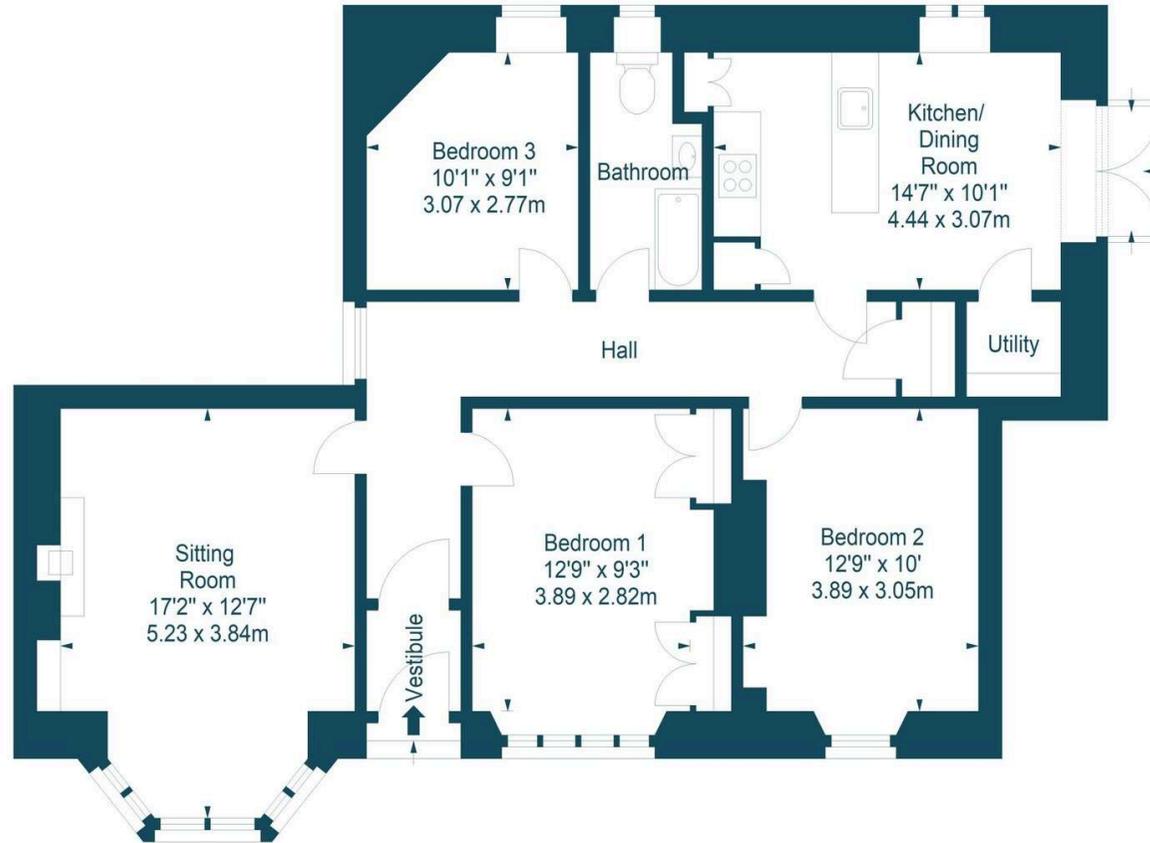




St. Clair Terrace,
Edinburgh,
Midlothian, EH10 5NW



Approx. Gross Internal Area
995 Sq Ft - 92.44 Sq M
For identification only. Not to scale.
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Ground Floor

GET IN TOUCH

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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.