

10 Ethel Terrace

MORNINGSIDE, EDINBURGH, EH10 5NB



*Elegant, stone-built, end-terraced,
Victorian villa in central Morningside*



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First time to the market in over 50 years, McEwan Fraser is delighted to present this elegant, stone-built, end-terraced, Victorian villa in central Morningside which is offered to the market chain free.

THE LOUNGE



The much-loved family home offers excellent internal proportions with four bedrooms, two high-ceilinged public rooms, including a stunning dual-aspect lounge and a ground floor study. This property uniquely offers the new owner the scope to upgrade and/or extend the interior while benefitting from many original features including sash and case windows, ornate cornices, traditional high skirting boards, and impressive wooden flooring in the lounge.

THE STUDY



THE KITCHEN & UTILITY



THE DINING ROOM



THE SUN ROOM





The much-loved family home offers excellent internal proportions

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4



Externally, the property boasts an extensive south west facing garden and a detached garage opening onto Craiglea Drive. The end-terraced position, with extensive side and rear gardens, would be perfect for a substantial extension (STPP). This is an ideal property for an owner who wants to make their own mark and create a substantial and prestigious family home in a great location.

THE GARDENS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

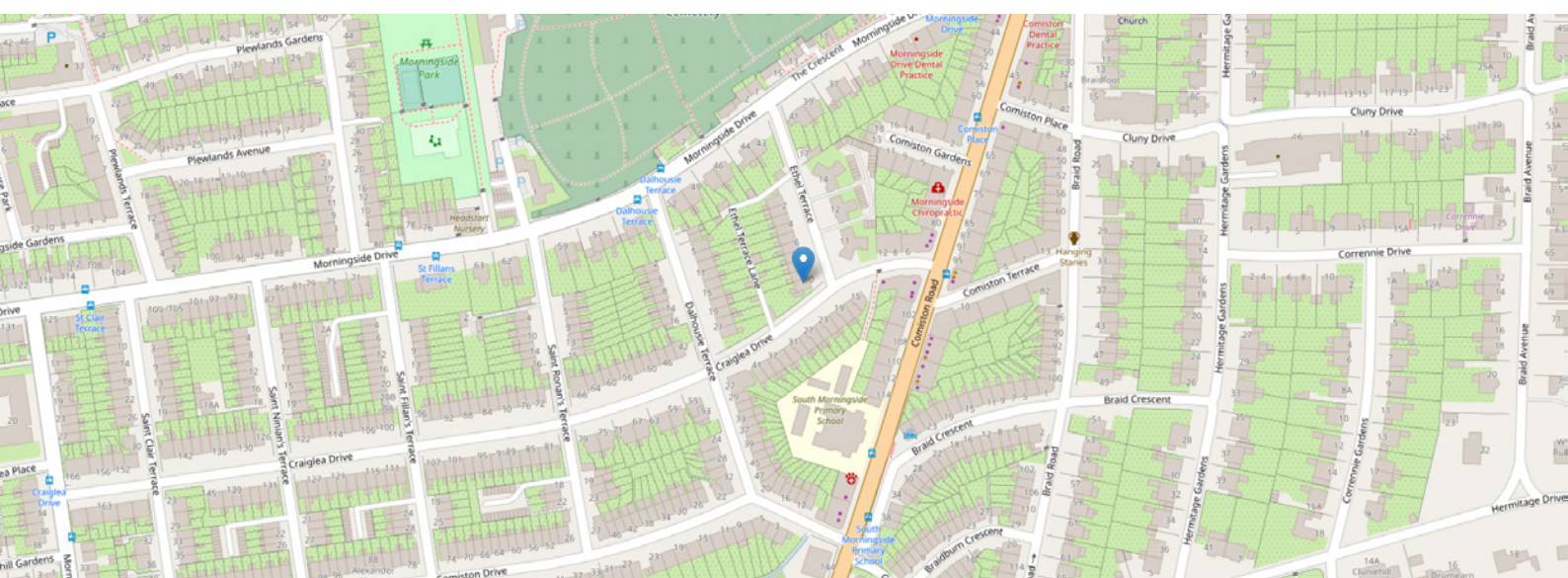
Lounge	6.40m (21') x 4.40m (14'5")
Study	3.80m (12'6") x 3.10m (10'2")
Kitchen	3.80m (12'6") x 3.70m (12'2")
Pantry	1.90m (6'3") x 1.30m (4'3")
Utility	3.70m (12'2") x 3.00m (9'10")
Dining Room	3.80m (12'6") x 2.90m (9'6")
Sun Room	3.50m (11'6") x 3.30m (10'10")

First Floor

Bedroom 1	6.40m (21') x 4.40m (14'5")
Bedroom 2	3.80m (12'6") x 3.80m (12'6")
Bedroom 3	3.80m (12'6") x 2.99m (9'10")
Bedroom 4	3.20m (10'6") x 2.40m (7'10")
Bathroom	2.70m (8'10") x 1.30m (4'3")

Garage	10.10m (33'2") x 3.60m (11'10")
Shed	4.50m (14'9") x 2.80m (9'2")

Gross internal floor area (m²): 209m² | EPC Rating: G



THE LOCATION

Ethel Terrace is a quiet street situated in central Morningside, one of Edinburgh's prime residential districts, approximately 2 miles south of the city centre. There are excellent local amenities nearby including a Waitrose supermarket, Marks & Spencer Food Hall, Sainsbury's Local, restaurants and cafés.





Nearby outdoor recreational facilities within a short walking distance include the Hermitage of Braid, Blackford Hill, and Braidburn Park. Within easy reach are also Pentland Hills Country Park with dry ski slope; and the Merchiston, Mortonhall and Braid Hills golf courses. Access to the City Bypass connects with all major motorway networks north and south; to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and north to the Forth Road Bridge/Queensferry Crossing. At least five bus routes pass close by Ethel Terrace and operate to and from the city centre and surrounding areas, with Haymarket and Waverley rail stations and Edinburgh bus station all easily accessible. Catchment schools are South Morningside Primary and Boroughmuir High School, with private schooling at nearby George Watson's College. Napier University campuses at Craiglockhart and Merchiston are also within the vicinity.



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