






20/27 Craiglea Place,
Morningside, Edinburgh EH10 5QD



An extremely impressive 1-bed ground floor retirement flat that has been modernised and upgraded to a very high standard within a highly regarded and sought after residential area

 1 Bed  1 Bath  1 Reception

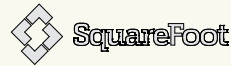
An extremely impressive south facing ground floor retirement flat with residents parking, well maintained communal gardens, warden and residents lounge. The property is situated in highly regarded and sought after residential area which is within walking distance of excellent local amenities and bus routes with the stop for the 23 and 36 just a 2 minute walk from the main entrance. This superb property has been modernised and upgraded to a very high standard including the installation of UPVC double glazing in 2024 which has a 10-year guarantee and a thermostatically controlled Rointe central heating system which was installed in 2024. This stunning flat is beautifully presented throughout and in brief accommodation comprises, secure and well maintained shared entrance, welcoming hall with two large cupboards which provide excellent storage, spacious south facing sitting room/dining room with a lovely outlook onto the well maintained communal gardens, door to separate fitted kitchen with window, well-proportioned double bedroom with built-in wardrobe and stylish modern shower room. There is residents parking, well maintained shared gardens, residents lounge and on street parking. The property is factored by Viewpoint and the charge for this is approximately £211 PCM (includes £60 for contingency repairs).

Features

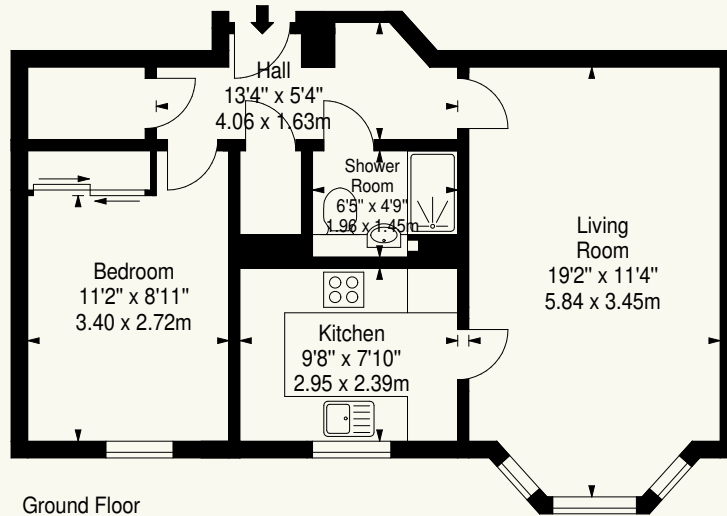
- Secure shared entrance
- Hall with two large storage cupboards
- Beautifully presented south facing sitting room/dining room with a lovely outlook onto the communal gardens
- Separate fitted kitchen with window
- Well-proportioned double bedroom with built-in wardrobe
- Stylish shower room
- Electric heating installed in 2024
- Double glazing installed in 2024
- Well maintained communal gardens
- Residents parking
- Residents lounge
- On street parking
- Excellent local amenities
- EPC Rating C

Offers Over £175,000

**Craiglea Place,
Edinburgh, EH10 5QD**



Approx. Gross Internal Area
549 Sq Ft - 51.00 Sq M
For identification only. Not to scale.
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Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee

houses, restaurants and bars. There is also a cinema and a theatre. The local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

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