

MORNINGSIDE

52/4 CRAIGHOUSE GARDENS
EH10 5TZ



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EPC RATING: E

OFFERS OVER £215,000



FRESHLY DECORATED TWO BED FIRST FLOOR FLAT IN VERY POPULAR MODERN DEVELOPMENT

Located in the prestigious area of Morningside with all its wonderful array of amenities, excellent transport links into the city centre and wide open spaces. This neat & tidy flat would be perfect for first time buyers, professionals, downsizers, investors or a young family, being in the catchment for well-renowned schools. The property is ready to move into with neutral decoration, a spacious sitting/dining room, modern kitchen & bathroom, two good sized bedrooms, well maintained communal gardens and residents' car parking.

VIEWING

By appointment please call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with handy storage cupboards
- Lounge/dining room with twin windows to the front, leading to well fitted kitchen with good range of units & appliances
- Double bedroom 1 with triple fitted wardrobes
- Second double bedroom 2 with double wardrobes
- Bathroom with bath with electric shower over, vanity sink unit & wc
- Electric heating with immersion heater fitted to a hot water storage cylinder
- Wooden framed double glazed windows

- Well maintained landscaped gardens surrounding the development
- Unallocated residents' parking
- Factored by Myreside Management at a cost of approx £200.00 a quarter to cover communal electricity, cleaning of shared areas, quarterly bin cleaning, gardening, maintenance of the building & grounds and block buildings insurance

AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for Canaan Lane, South Morningside & St Peter's RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are a good range of gyms/leisure facilities and golf courses a short drive away and the property is also well placed for lots of walks and open spaces including Morningside Park & Craiglockhart Hills. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The light fittings, electric hob, electric oven, extractor fan, freestanding fridge/freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£220,000

Living/dining room	14'11 x 11'2 (4.55 x 3.40m)
Kitchen	7'6 x 7'3 (2.29 x 2.21m)
Bedroom 1	9'8 x 9'1 (2.95 x 2.77m)
Bedroom 2	9'2 x 8'3 (2.79 x 2.51m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

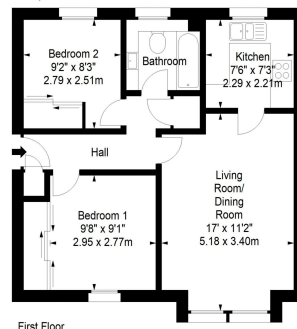
None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Craighouse Gardens,
Edinburgh,
Midlothian, EH10 5TZ



Approx. Gross Internal Area
541 Sq Ft - 50.26 Sq M
For identification only. Not to scale.
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