



Solicitors & Estate Agents



Offers Over
£170,000

30/2 Craighouse Gardens

Morningside | Edinburgh | EH10 5TY

A charming ground-floor flat, quietly positioned within a peaceful residential cul-de-sac, ideally located close to the excellent amenities of ever-popular Morningside and benefiting from residents' parking. Presented in move-in condition, this appealing property is ideally suited to first-time buyers, professionals or those looking to downsize.

-  1 Bedroom
-  1 Reception Room
-  1 Shower Room
-  Residents Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The accommodation comprises a secure entry system leading to a welcoming entrance hallway, with excellent storage including a useful shelved cupboard and a generous walk-in storage area housing the hot water system. Cleverly utilised by the current owner as a home office space, this versatile area adds further practicality to the property. To the front is a bright and spacious twin-windowed reception room, featuring a charming fireplace, while the well-appointed fitted kitchen is positioned to the rear and offers a good range of base and wall-mounted units with the appliances included in the sale. The generously proportioned double bedroom benefits from mirrored built-in wardrobes, and there is a smart shower room with a white suite and useful vanity storage. Further benefits include double glazing, upgraded electric heating and excellent storage throughout, making this a comfortable and highly practical home in a sought-after location.



Extras

All fitted floor coverings, window blinds and light fittings will be included in the sale together with the integrated oven and hob and the freestanding washing machine and fridge.

Gardens & Parking

The property is surrounded by well-maintained landscaped communal garden grounds and for the car owner, residents' parking is available within the development.

Factor

Myreside Management are the Factoring Agents for the development to whom a fee of approx. £70 per month is payable for the upkeep of the communal areas including garden maintenance and includes block buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





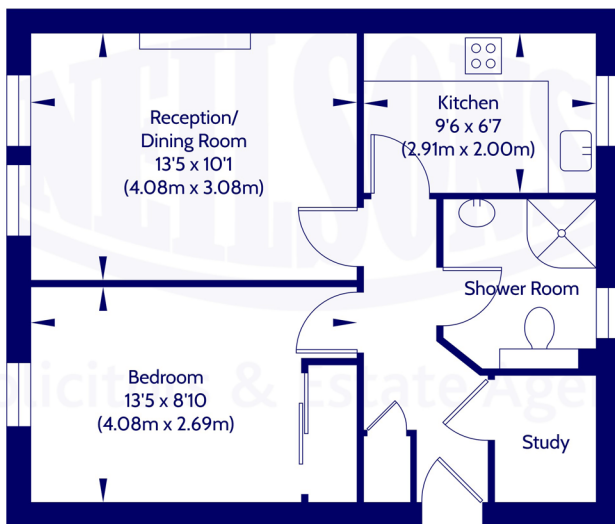
Location

Arguably one of Edinburgh's most consistently sought after locations, the leafy district of Morningside lies to the south of the city centre. The local high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill Theatre are also both located within easy walking distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.



Approx. Gross Internal Floor Area 41 Sq M / 445 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

