



COULTERS[®]

36/3 CRAIGHOUSE GARDENS

MORNINGSIDE, EDINBURGH, EH10 5TY

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within a modern residential development in the sought-after Morningside area of Edinburgh, 36/3 Craighouse Gardens is a well-presented first floor flat offering bright and well-proportioned interiors, private residents parking and access to beautifully maintained communal grounds.

The property is conveniently placed for the amenities of Morningside, with excellent transport links providing easy access to Edinburgh city centre and beyond.

The property is entered via a welcoming hallway with useful storage and gives access to all rooms. The generously proportioned south-facing sitting room is a bright and comfortable space, with two windows fitted with plantation-style shutters providing plenty of natural light. There is ample room for both seating and dining furniture, making this a versatile room for everyday living and entertaining.

The separate fitted kitchen is well equipped with a good range of wall and base-mounted units, timber-effect worktops and a tiled splashback. There is space for a freestanding cooker, fridge freezer and washing machine, while a large window provides a pleasant outlook over the surrounding greenery.

The south-facing principal bedroom is another bright and well-proportioned room, benefiting from good natural light and offering a comfortable space for bedroom furniture.



KEY FEATURES



Charming first floor flat.



One double bedrooms.



Shared gardens throughout development.



Private residents car park.



Easy access to the city centre by bus or bike.



Morningside shops & restaurants on the doorstep.

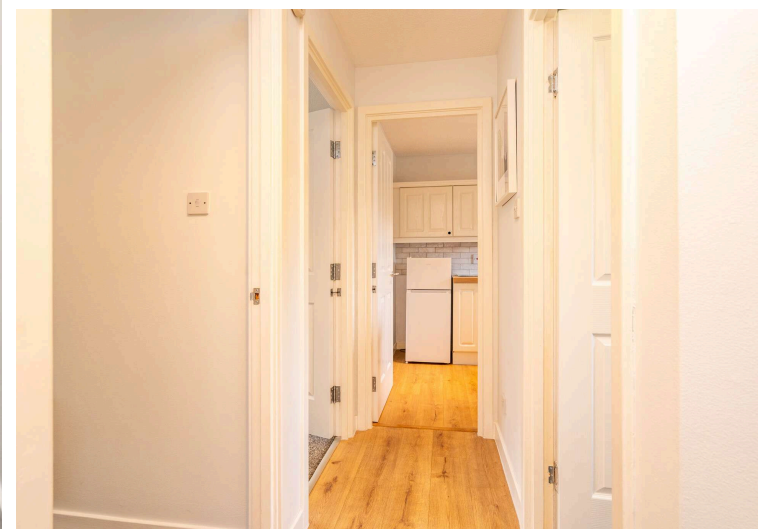


EPC Rating - C



Council Tax Band - C





A stylish shower room completes the property, fitted with a modern white suite incorporating a WC and wash hand basin with useful built-in storage. The room is finished with contemporary grey tiling and benefits from a chrome heated towel rail.

Externally, the property benefits from well-maintained communal gardens, with areas of lawn, mature trees and established planting providing an attractive setting. There is also private residents' parking within the development.



THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers an exceptional range of local amenities, including an outstanding choice of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. Morningside retains a distinctive village-like atmosphere, while also boasting the famous Dominion Cinema, several theatres and major supermarkets including Waitrose and M&S. Nearby, the Hermitage of Braid, Blackford Hill and Braidburn Park provide extensive green spaces, and golfers are well catered for with courses at The Merchants, Mortonhall and the Braid Hills Golf Centre. Morningside is well-situated for access to Napier University and the University of Edinburgh, both within walking distance. The area is well served by regular public transport and benefits from extensive walkways and cycle routes.

EXTRAS

All blinds, light fittings, fitted flooring and cooker are included in the sale price. The fridge/freezer and washing machine are available for sale as optional extras.

HOME REPORT VALUATION: £200,000



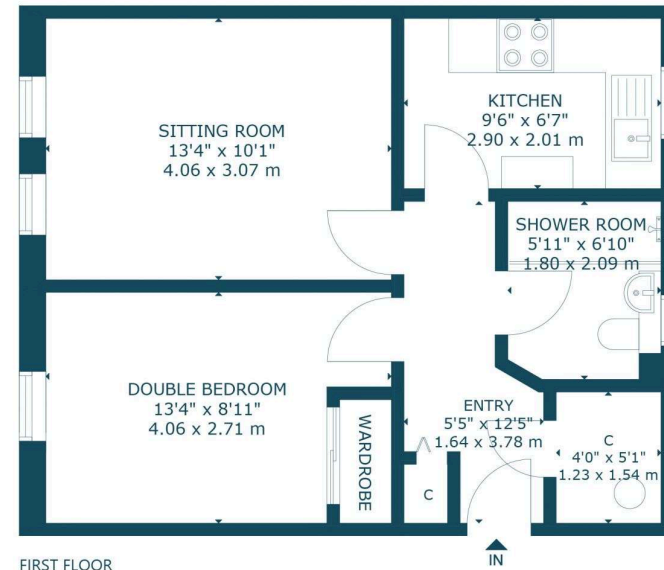
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36 - 3 CRAIGHOUSE GARDENS, EDINBURGH, EH10 5TY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 461 SQ FT / 43 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.