

**80/3 Craighouse
Gardens, Edinburgh
EH10 5LW
Offers Over £280,000**

- Large living/dining room featuring ornate cornice and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Two generous double bedrooms with master featuring en-suite W.C
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Communal garden
- On-street parking

Council Tax Band: C
Tenure: Freehold



1



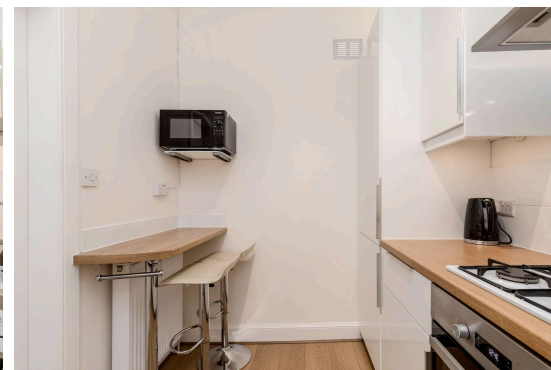
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1



EPC C



First Floor Flat

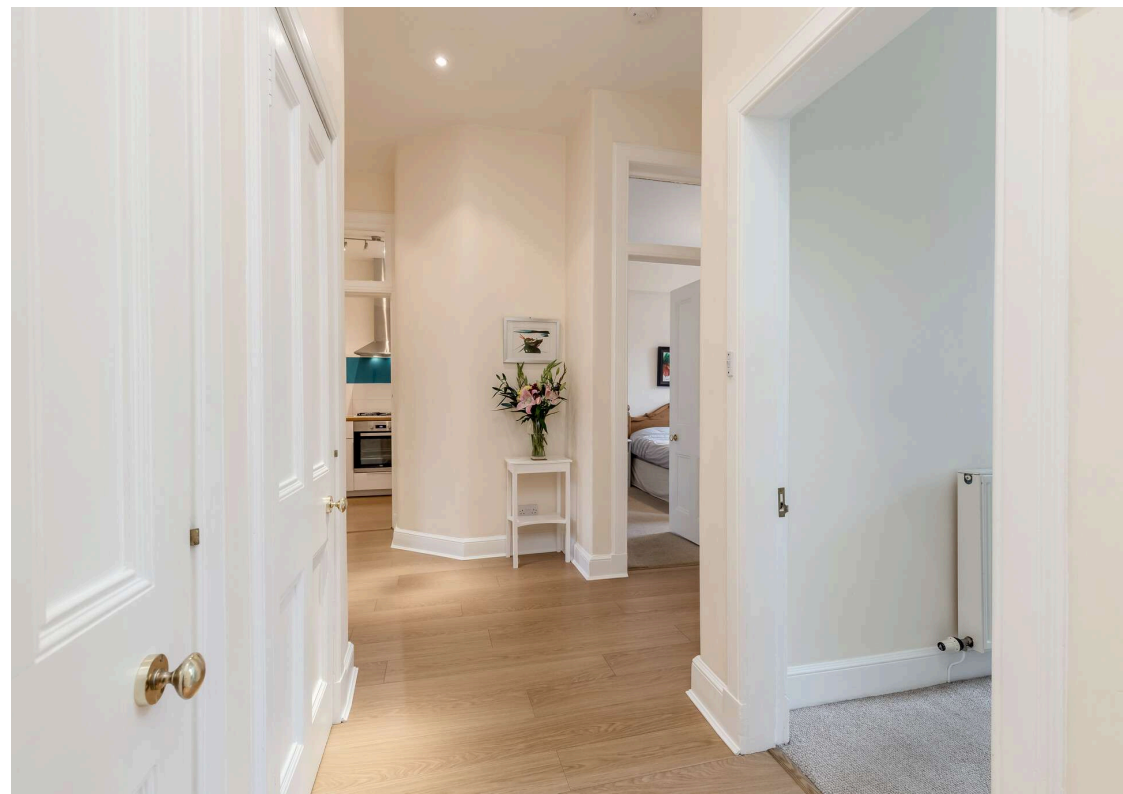
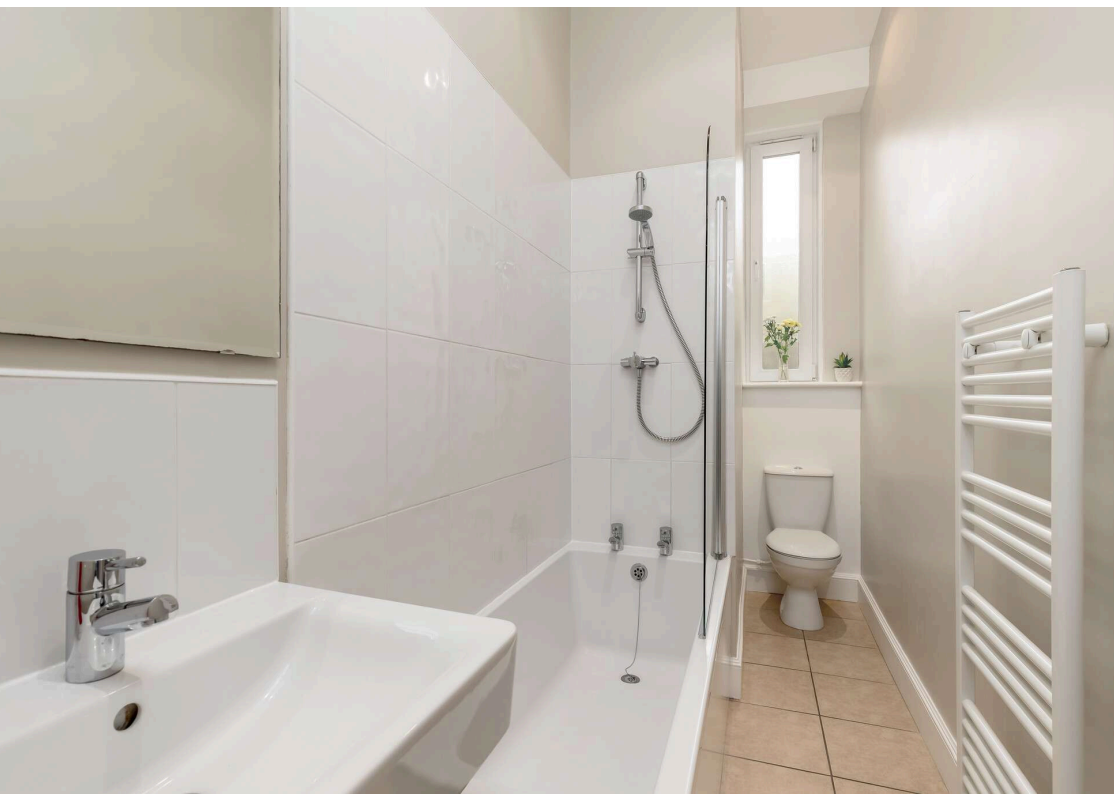
Blair Cadell are delighted to present to the market this beautifully presented, south-facing two-bedroom flat, situated in the highly sought-after Morningside area. Ideally positioned within easy reach of excellent local amenities, independent shops, cafés, and transport links, this charming property is sure to appeal to a wide range of buyers.

The accommodation comprises a welcoming entrance hallway with generous storage. The bright and spacious living room showcases an array of attractive period features, including ornate cornicing, a traditional fireplace, and an Edinburgh press, creating a warm and characterful living space. The stylish kitchen is fitted with a range of floor and wall-mounted units, offering excellent storage and workspace, and is equipped with an electric oven and gas hob. The generous master bedroom benefits from two large storage cupboards and a useful en-suite WC, while the second double bedroom also features a wardrobe. The contemporary bathroom is fitted with a modern three-piece suite and includes a mains shower over the bath. Further benefits include access to well-maintained communal gardens and convenient on-street permit parking. Please note: No warranties given for systems

Morningside is a vibrant and highly desirable area of Edinburgh, located just south of the city centre. Known for its charming village atmosphere and excellent amenities, the area offers a wide selection of independent boutiques, artisan coffee shops, bookshops, restaurants, and bars. For everyday essentials, Waitrose, M&S Foodhall, and Sainsbury's Local are nearby. Entertainment and leisure options include the much-loved Dominion Cinema, a local theatre, and the Craiglockhart Leisure and Tennis Centre. For those who enjoy the outdoors, Craiglockhart/Craighouse woods and Nature trail, Blackford Hill, Hermitage of Braid, and Braid Hills offer beautiful green spaces ideal for walking, running, or simply enjoying the views. The bypass is a short drive away offering easy access to the south via the A1/A68, South Gyle, the International Airport and the central belt motorway network, making it perfect for the commuter. Local schooling includes Morningside Primary and the highly regarded Boroughmuir High School along with George Watson's College.

Viewing by appointment on 0131 337 1800

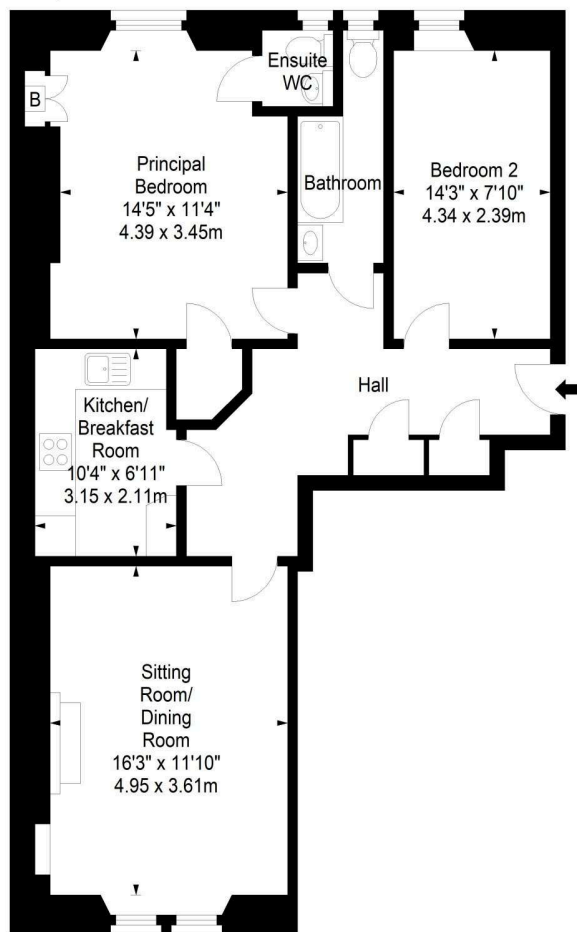




**Craighouse Gardens,
Edinburgh,
Midlothian, EH10 5LW**



Approx. Gross Internal Area
789 Sq Ft - 73.30 Sq M
For identification only. Not to scale.
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First Floor



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