

MORNINGSIDE
36/8 CRAIGHOUSE GARDENS
EH10 5TY



EPC RATING: D

OFFERS OVER £170,000



BEAUTIFULLY UPDATED ONE BED THIRD FLOOR FLAT IN POPULAR MODERN DEVELOPMENT

Set in prestigious Morningside, close to an excellent range of amenities, convenient city-centre transport links and open spaces, this well-maintained, beautifully presented flat is ideal for first-time buyers, professionals, downsizers or investors. Ready to move into, it features neutral décor, a spacious sitting/dining room, a contemporary kitchen & bathroom, a generously sized double bedroom, well-kept communal gardens & residents' parking, together with a reasonable factor fee.

VIEWING

Sun 2-4 or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with two handy storage cupboards
- Sitting/dining room with twin windows to the front and space for working from home
- Updated kitchen with good range of white high gloss units & appliances
- Double bedroom with fitted wardrobes with sliding mirrored doors
- Contemporary tiled shower room with corner shower cubicle, sink & wc
- Electric heating & timber framed double glazed windows
- Well maintained landscaped gardens surrounding the development
- Unallocated residents' parking

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. There are superb amenities within a short walk or bus ride, 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 distance 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 blinds/curtains, light fittings, electric hob, electric oven, cooker hood, undercounter fridge, washing machine/drier and all fitted carpets are included in the sale.

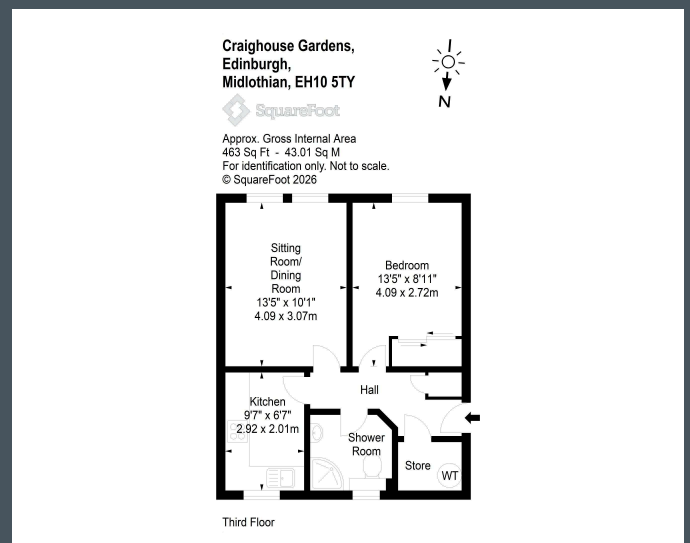
HOME REPORT VALUATION

£175,000

Sitting/dining room	13'5 x 10'1 (4.09 x 3.07m)
Kitchen	9'7 x 6'7 (2.92 x 2.01m)
Bedroom 1	13'5 x 8'11 (4.09 x 2.72m)

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.

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