

McDougall McQueen
solicitors & estate agents

20/5 Craiglea Place, EDINBURGH, EH10 5QD

2 1 1 EPC D









Welcome

This stunning two-bedroom ground-floor retirement flat has been extensively renovated to an exceptionally high standard and is presented in true walk-in condition. Offering stylish, spacious accommodation within a welcoming retirement community, the property is ideal for those seeking comfortable, low-maintenance living.

The generously proportioned lounge features an attractive bay window, flooding the room with natural light and providing ample space for both lounge and dining furniture. The beautifully renovated kitchen boasts sleek modern units, contemporary worktops with matching splashbacks and integrated appliances, including a dishwasher, washer/dryer and fridge freezer.

There are two spacious double bedrooms, both with built-in wardrobes, while two large hallway cupboards provide excellent additional storage. The stylish shower room has been completely refurbished and features a walk-in shower with contemporary wall boarding, wash hand basin set within a vanity unit and WC. Further benefits include electric heating, double glazing, communal parking and
additional on-street parking.

The development enjoys a lovely community atmosphere, with communal areas where residents can meet and socialise while maintaining their independence. An on-site secretary is currently available Monday to Friday, 9am-1pm.

The property is factored by Trinity Factors, with charges of £211 pm

Occupants must be over 60 years of age

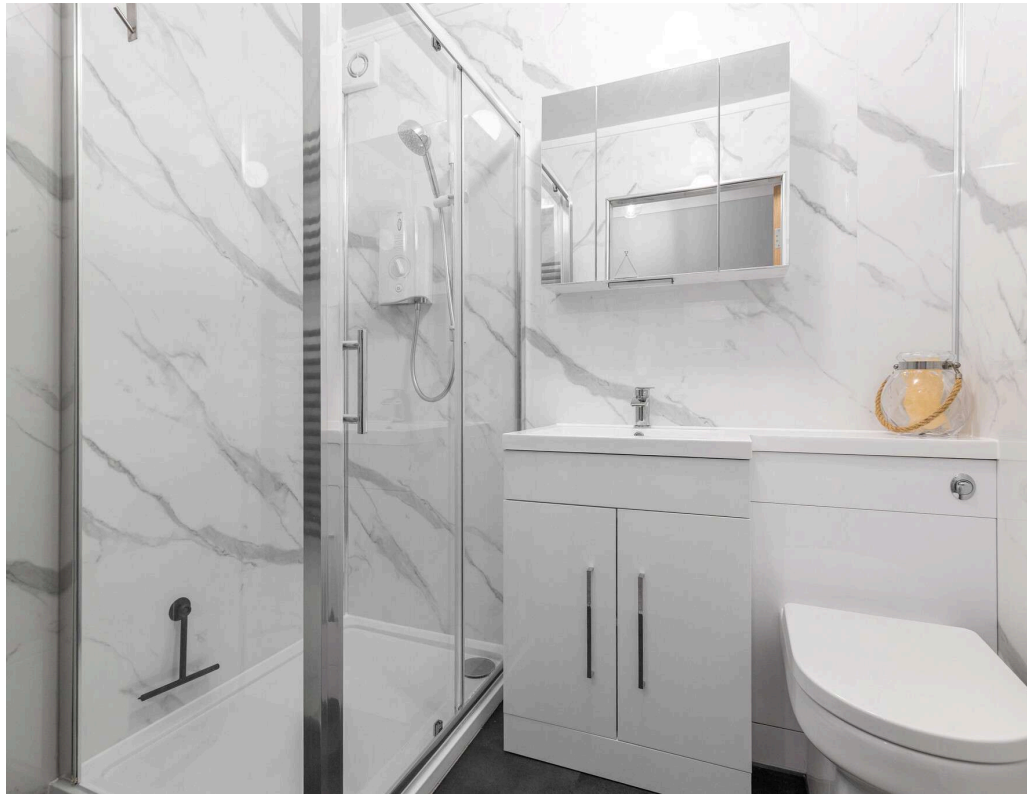






Morningside

Craiglea Place enjoys a lovely setting within Edinburgh's highly desirable Morningside area, an ideal location for those looking to enjoy a relaxed and comfortable retirement. The area offers an excellent range of everyday amenities, including supermarkets, independent shops, cafés, pharmacies and healthcare facilities. Morningside is also well served by regular bus services, providing convenient access to Edinburgh city centre and surrounding areas. For those who enjoy getting out and about, there are beautiful green spaces nearby, including the Hermitage of Braid, along with plenty of welcoming cafés and places to meet friends. With its friendly neighbourhood atmosphere and excellent local facilities, Morningside offers a wonderful setting for independent retirement living.



Extras

Included in the sale are all light fittings, and window coverings.

Get in touch

mcdougallmcqueen.co.uk

property@mcdougallmcqueen.co.uk

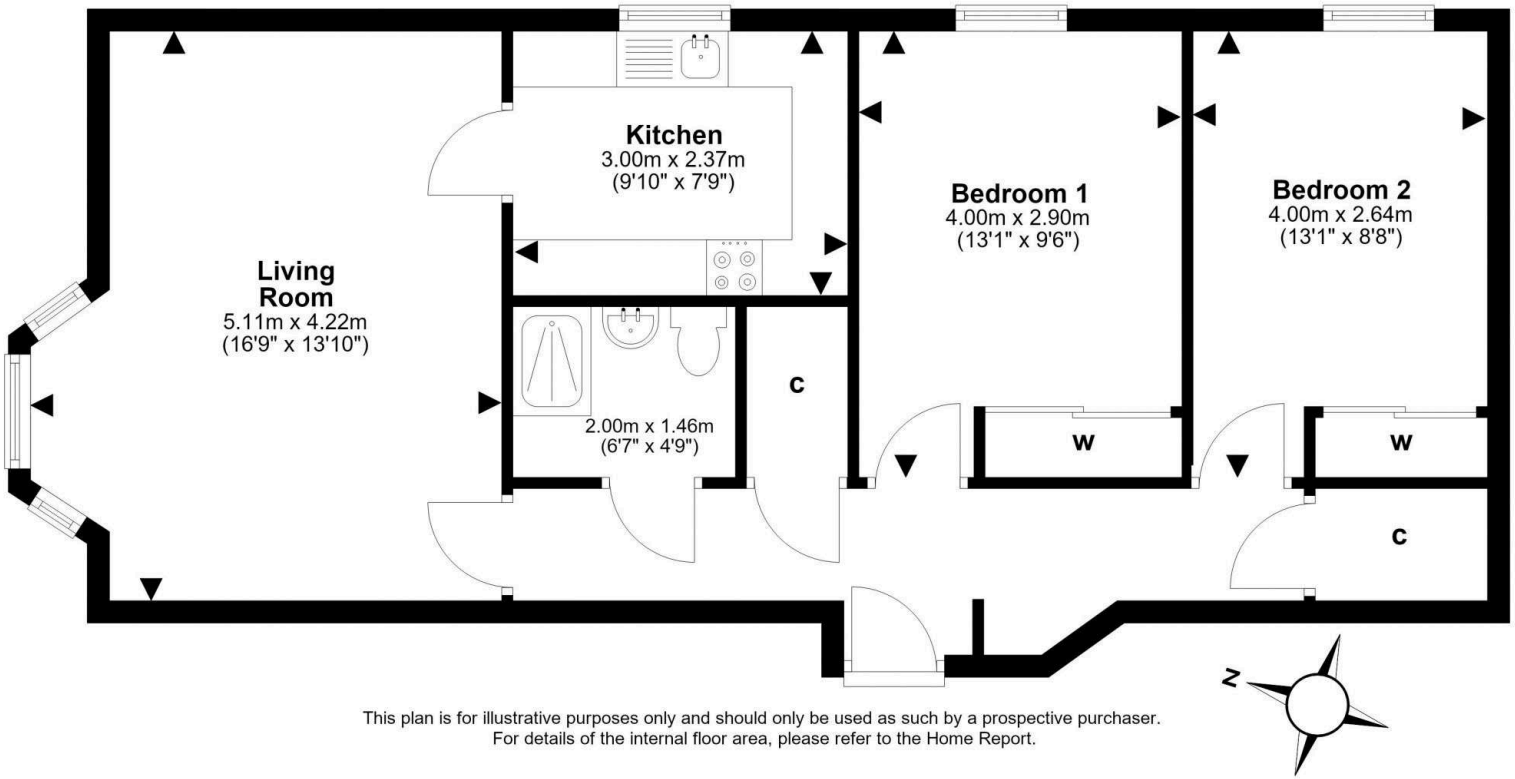
0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.