



80/5 Craighouse Gardens
Morningside, Edinburgh, EH10 5LW

CALL US ON 0131 447 4747

80/5 Craighouse Gardens, Morningside, Edinburgh, EH10 5LW

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared Secured Entry.
- Reception hall with storage.
- Good-sized living room(could be used as a bedroom).
- Box room.
- Dining kitchen with appliances (could be used as a living room/kitchen).
- Larder storage cupboard.
- Double bedroom with an original fireplace.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Triple glazing.
- Original features.
- Flexible living accommodation.
- Communal garden to rear.
- Some unrestricted on-street parking.



GENERAL DESCRIPTION

A second floor flat, part of a traditional building in the highly regarded Morningside district of the city, perfectly positioned for access into Edinburgh City Centre and close to an excellent range of local amenities. The property would make an ideal purchase for a first-time buyer or a young couple and the property could be used as a one or two bedroom property.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

C.
APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 7.7 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

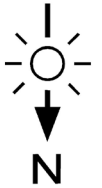
LOCATION

Craighouse Gardens is set within a popular residential area close to excellent local amenities and the City Centre located in the heart of Morningside convenient for an excellent range of shops along Morningside Road, including newsagents, chemists, restaurants, pubs, cafes, grocers and speciality shops together with a Waitrose Supermarket, Sainsbury Local and M&S Simply Food. There are further shops and amenities on Comiston Road, also nearby. The property is also close to highly regarded schools, Napier University, The Royal Edinburgh, and Astley Ainslie Hospitals. Other nearby amenities include the Morningside Park, Dominion Cinema and Church Hill Theatre, Morningside Library, Blackford Hill and pond, walks around Hermitage of Braid, Braidburn Valley Park, and the Braid Hills. A number of bus services are available from the main road to the City Centre and other parts of Edinburgh.

EXTRAS: ALL LIGHT FITTINGS, CURTAINS, AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER WITHIN THE LARGER STORAGE CUPBOARD. ONE WARDROBE WITHIN THE BEDROOM, TV WALL BRACKET ALSO IN THE BEDROOM AND THE FREESTANDING UNIT WITHIN THE KITCHEN WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE.



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



Approx. Gross Internal Area
762 Sq Ft - 70.79 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

