



36/2 Craighouse Gardens,
Morningside, Edinburgh, EH10 5TY

CALL US ON 0131 447 4747

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

- Shared secured entry.
- Reception hall with storage.
- Living room overlooking front of property.
- Kitchen with appliances.
- Double bedroom with built in mirrored wardrobes.
- Shower room.
- Electric heating.
- Double glazing.
- Well maintained communal grounds.
- Resident’s parking at rear.



GENERAL DESCRIPTION

A ground floor flat part of an established development in the prestigious Morningside district of the City, perfectly positioned for access to a wide range of local amenities and a short journey to the south of Edinburgh City Centre. The property would make an ideal purchase for a first time buyer/young couple or perhaps somebody downsizing and looking to stay within the area and the accommodation in need of modernisation and redecoration.

FACTORING NOTE:

The development is factored by Myreside Management at an approximate charge of £120 per quarter. This covers the maintenance of all the communal areas and also the block’s buildings insurance.

COUNCIL TAX BAND -
TRAIN STATION -
AIRPORT -
BUSES -

C.
APPROXIMATELY 2.1 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 7.8 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also a cinema and a theatre. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible

EXTRAS:

ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, COOKER HOOD, FRIDGE AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.



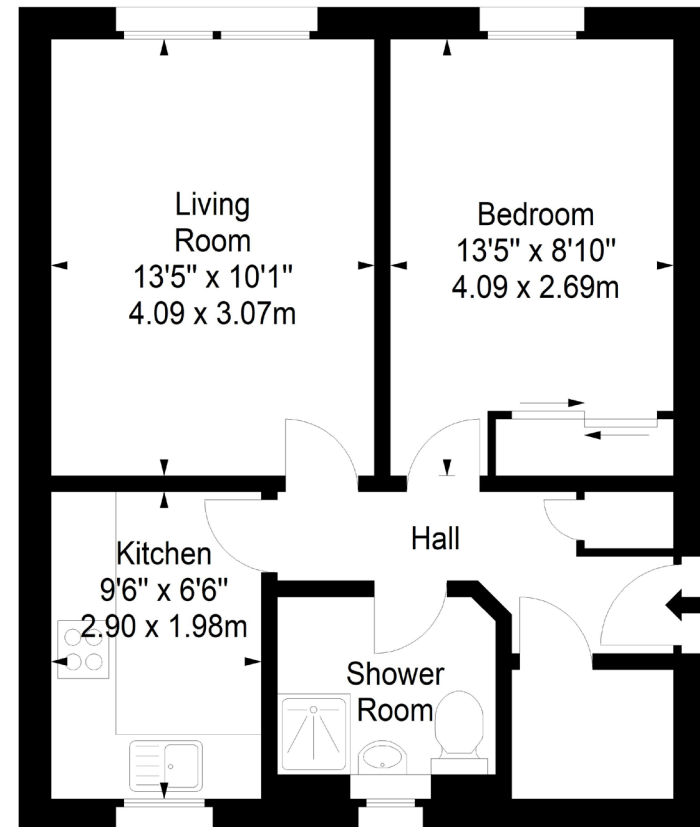


**ENERGY PERFORMANCE
CERTIFICATE RATING D**

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



Approx. Gross Internal Area
452 Sq Ft - 41.99 Sq M
For identification only. Not to scale.
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Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.