



6/2 Craighouse Gardens,  
Morningside, EH10 5TX

**Deans**   
Solicitors & Estate Agents LLP



## GROUND FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Communal Grounds
- Allocated Space in Residents' Carpark
- Double Glazing & Electric Heating
- EPC Rating – E





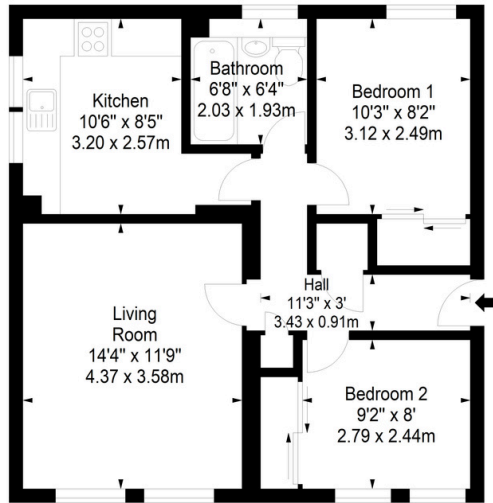
This well-proportioned ground floor flat is situated in the highly desirable area of Morningside, close to many local amenities, including artisan shops, cafés, supermarkets, restaurants and bars. There are fantastic bus links to the city centre and surrounding areas and the City Bypass is easily accessible. The accommodation comprises; welcoming hallway, bright, south-facing living room, separate kitchen, two good-sized double bedrooms with built-in wardrobes and bathroom with shower over bath. The property sits in neatly maintained, shared grounds and benefits from an allocated parking space in a residents' carpark. The property is fully double glazed and has electric heating. Included in the sale are the fitted carpets and floor coverings, cooker, oven, hob, fridge-freezer and washing machine. All included appliances are sold as seen with no warranty provided. There is a factoring fee payable to Myreside Management of approx. £650 per annum.



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



Approx. Gross Internal Area  
606 Sq Ft - 56.30 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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Your Property People.

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