



Fixed Price
£475,000

16 Craighouse Terrace

Morningside | Edinburgh | EH10 5LJ

Peacefully located within the ever desirable district of Morningside, this well presented mid terrace villa offers generously proportioned accommodation arranged over three floors. Ideally placed for excellent local amenities, transport links and picturesque green spaces, the property is complemented by private gardens and would make a delightful family home.

- 1 public room
- 3 bedrooms
- 1 bathroom
- Front and rear gardens
- On street parking
- EPC rating – D
- Council tax band - E



Description

The ground floor comprises a bright and airy lounge with a bay window and feature fireplace, and a dining kitchen with a range of wall and base units with wooden worktops and tiled splashbacks, understairs storage cupboard plumbed for a washing machine, and a door to the rear garden. Moving to the first floor you will find two double bedrooms, one with a bay window and storage cupboard, and a contemporary bathroom with a white suite, heated towel rail and shower over the bath. Completing the accommodation on the second floor is the principal bedroom with velux windows and eaves storage. The property also benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, dishwasher and garden shed and bike store.

Gardens and Parking

A paved front garden with raised flower beds welcomes you to the property and to the rear is a fully enclosed garden with a section of lawn and a patio, offering an ideal space for outdoor dining in the warmer months and a safe place for children and pets to play. There is unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





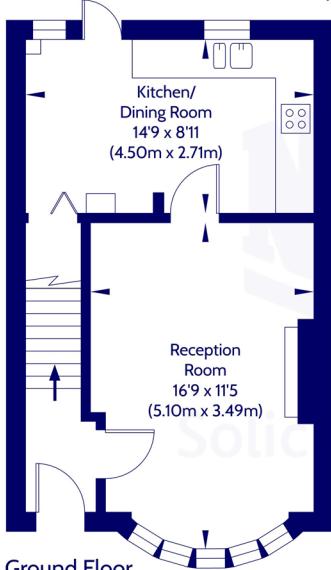
Location

Arguably one of Edinburgh's most consistently sought after locations, the leafy district of Morningside lies to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars and a Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity. The iconic Dominion Cinema and Churchill Theatre are also both located within easy travelling distance. A regular bus services runs from this area to the city centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. There are many reputable schools in the area and the property is in the catchment for the well regarded Boroughmuir High. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of golf courses are also nearby including Braid Hills and Merchants of Edinburgh.

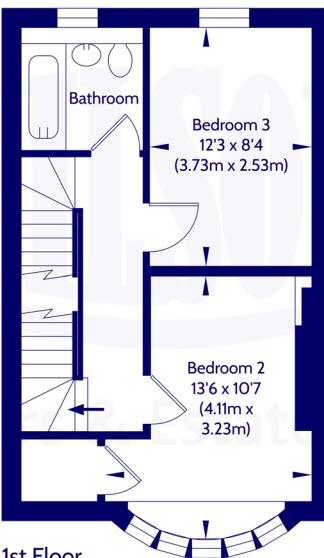




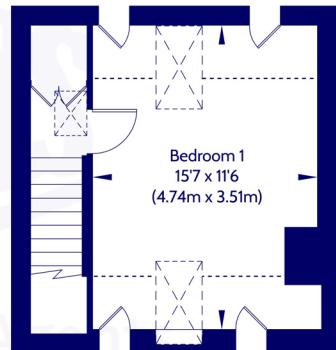
Approx. Gross Internal Floor Area 85 Sq M / 917 Sq Ft.



Ground Floor



1st Floor



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

📞 0131 625 2222

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Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

