



3 3f2, Craighouse Park, Edinburgh, EH10 5LB





## Welcome

Welcome to Craighouse Park, a fabulous four-bedroom double upper property forms part of a traditional tenement building, which has been thoughtfully converted into a spacious and flexible home, finished to a high standard by the current owners. Offering bright and generous accommodation over two floors, it is ideal for a growing family and enjoys stunning views. Craighouse Park is a quiet street tucked away in the highly sought-after Morningside area of Edinburgh, close to excellent local amenities, highly regarded schools, and swift transport links. Presented to the market in excellent order throughout, early viewing is highly recommended.

- Reception hallway
- Four double bedrooms.
- Two bathrooms.
- Fabulous open plan living/dining/kitchen.
- Gas central heating.
- Double glazing.
- Shared gardens to the rear.
- On street parking.











## Morningside

Morningside is a highly sought-after area located just south of Edinburgh city centre. Renowned for its vibrant atmosphere, it offers some of the city's best shopping, with a wide range of independent boutiques, cafés, restaurants, bars, and everyday amenities. Leisure options are excellent, including theatres, cinemas, and fitness facilities. The area is well-served by both highly regarded public and private schools. For outdoor enthusiasts, beautiful walks can be enjoyed in the nearby Blackford and Braid Hills, as well as the Hermitage of Braid. The city centre is easily accessible by car or frequent public transport, and the city bypass is also within close reach.

## Extras

Included in the sale are all integrated kitchen appliances, fitted wardrobes, all light fixtures and fittings, window blinds throughout the property (excluding those in the master bedroom), as well as the double bed located in bedroom three.







# Get in touch

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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.

