





Welcome

Welcome to 72/4 Craighouse Gardens, Edinburgh, a delightful first floor flat offered to the market by McDougall McQueen. We are delighted to present this beautifully proportioned one-bedroom property forming part of a modern, factored building quietly situated within a much sought after residential estate in the desirable Morningside district of Edinburgh. Situated approx. three miles south of the City Centre the area offers an abundance of amenities, including specialist shops, bars, and restaurants. The property is presented to the market in excellent order throughout and will make the ideal first-time purchase or buy to let investment opportunity,



- Communal secure entry phone system
- Hall with large storage cupboard housing the hot water tank
- Dual aspect living and dining room with electric fire & surround
- Fitted kitchen with a range of base and wall units, oven, electric hob, stainless steel splashback, extractor, washing machine and fridge freezer
- Double bedroom with fitted mirrored wardrobes
- Bathroom with three-piece white suite, bath with electric shower over, shower screen, sink, wc & tall storage cupboard
- Double glazing and newly fitted heated hot water tank
- Permit holder parking around the development
- Myreside Management deal with general maintenance, stair cleaning & lighting, gardening, entry phone system, etc.
- Craighouse Gardens Owners Association
- Well maintained communal landscaped gardens



Location

Craighouse Gardens is set within a popular residential area close to excellent local amenities and the City Centre located off Balcarres Street 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

Agents notes

The integrated kitchen appliances, the oil filled and convection plug-in radiators curtains, blinds and fitted floor coverings are included in the sale. Other items of furniture may be available by separate negotiation. The development is factored by Myreside Management with an approximate annual fee of £840 which includes block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should be checked at

Get in touch

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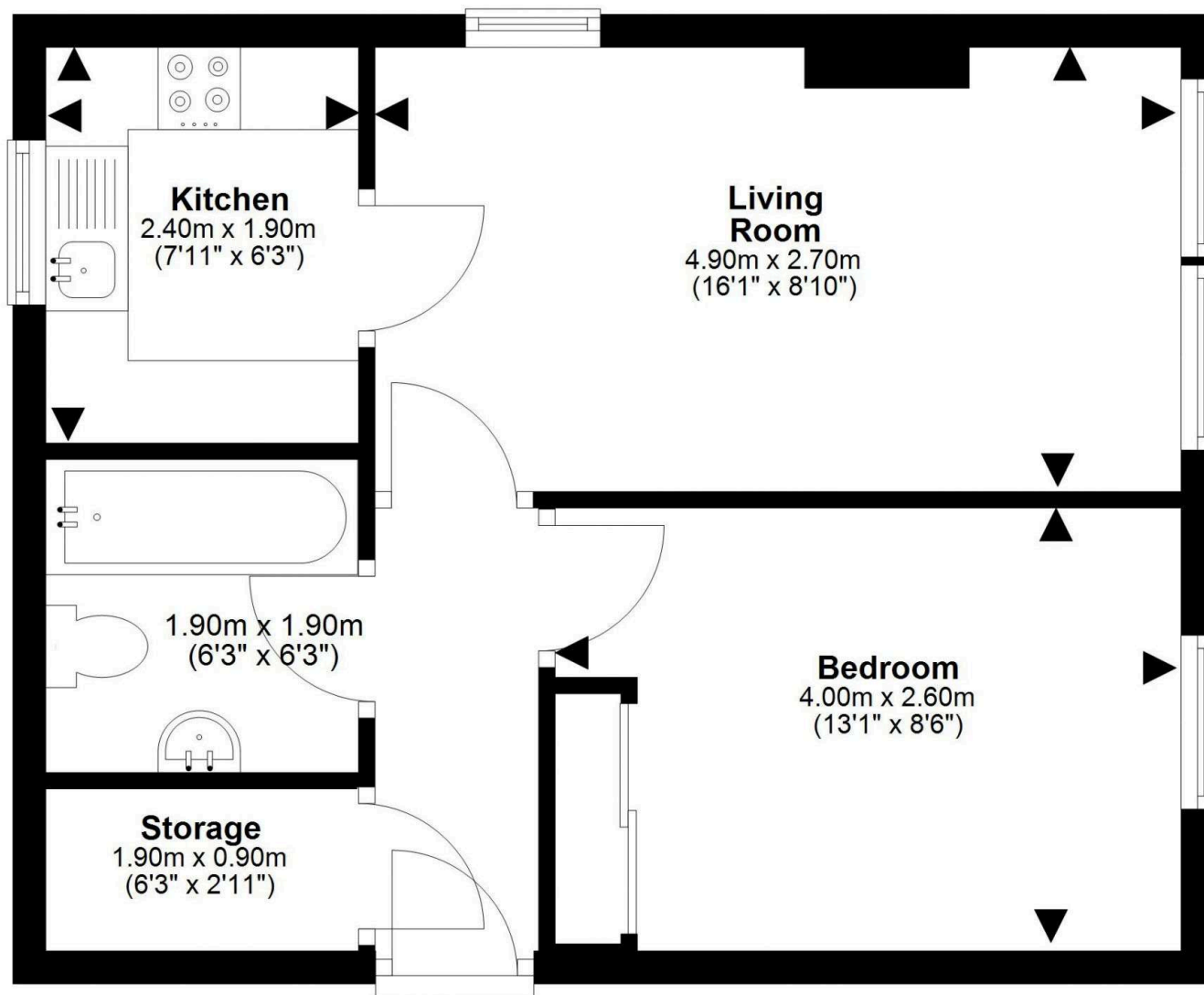
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

