



18/7 Craighouse Gardens
EDINBURGH, EH10 5TX

Property
PARIS STEELE
01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Situated in Edinburgh's highly desirable Morningside, this one-bedroom, third-floor apartment presents an excellent opportunity for a first-time buyer, investor, or professional.

Forming part of an established residential development nestled within shared grounds, it enjoys close proximity to an array of amenities, transport links, and green space. From the hallway, which is equipped with built-in storage, you are welcomed into a light and airy sitting/dining room. With south-facing twin windows, carpeting, and a warm colour palette, it offers an ideal spot for relaxation and entertaining.

Conveniently adjacent, the modern kitchen boasts oak-effect wall and floor cabinets, worktops, and a tiled splashback. Integrated appliances include a hob, oven, and extractor hood.

The carpeted double bedroom, complete with built-in mirrored wardrobes, provides a comfortable retreat. A bathroom equipped with a washbasin, WC, and a bath with a wall-mounted shower completes the layout. Externally, there is an allocated parking space, and communal green space.

The property is factored by Myreside Property Ltd. Approx £150 - £200 per quarter. This includes all common area and garden maintenance, roof repairs, and common buildings insurance.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated oven, hob, extractor fan, fridge-freezer and washing machine will be included in the sale.





PROPERTY FEATURES

- One-bedroom apartment
- South-facing sitting and dining room
- Modern kitchen
- Double bedroom, with built-in wardrobe
- Bathroom
- Partially floor attic space
- Double glazing
- Electric heating
- Allocated parking space
- Shared landscaped grounds
- EPC - C
- Council tax band - C
- Tenure - Freehold
- Factor fee - £150-£200 per quarter

MORNINGSIDE

Approximately twenty minutes from Edinburgh city centre, Morningside is a highly sought-after residential area, renowned for its village-like atmosphere.

Perfect for daily shopping needs, there are an array of independent retailers, cafés, restaurants, bars, and convenience stores, along with a Waitrose and Marks & Spencer Foodhall.

Wonderful green open spaces include the Hermitage of Braid, Braidburn Valley Park, and Blackford Hill, while the Pentland Hills Regional Park, the iconic Meadows, and Bruntsfield Links are just a short drive away.

The 18-hole Braid Hills, Mortonhall, and Merchants of Edinburgh golf courses are nearby, along with gym, tennis, badminton, and squash facilities at Craiglockhart Leisure and Tennis Centre. The family-owned Dominion Cinema and the Church Hill Theatre are also within easy reach.

Highly regarded local schooling includes Boroughmuir High School, while private options such as George Watson's College are close by. The property is ideally situated for Napier University's Merchiston Campus and the University of Edinburgh. Regular bus services provide swift access to Edinburgh city centre, and the City Bypass is easily accessible.



PARIS STEELE

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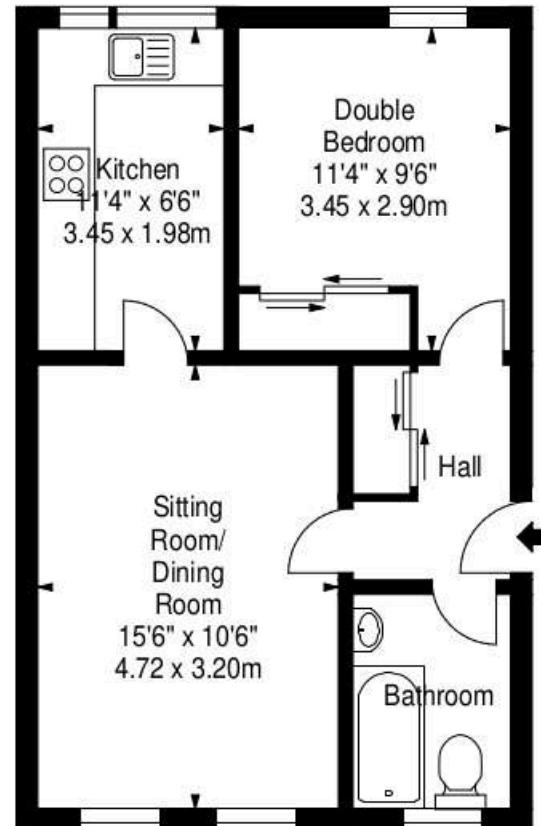
property@parissteele.com

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



Approx. Gross Internal Area
450 Sq Ft - 41.81 Sq M
For identification only. Not to scale.
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Third Floor

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.