



90A Craighouse Gardens

Morningside, EDINBURGH, EH10 5LW



VMH ESTATE AGENTS



Delightful 3 bedroom main door flat located in the highly sought after residential area of Morningside

- Sitting room
- Kitchen/dining room
- Principal bedroom with en-suite
- Double bedroom 2
- Double bedroom 3
- Bathroom
- Highly sought after residential area
- Patio to the front & shared rear garden
- Unrestricted & permit parking on street
- Gas central heating & double glazing



Offers Over: £345,000

EPC Rating: TBC

Council Tax: C

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

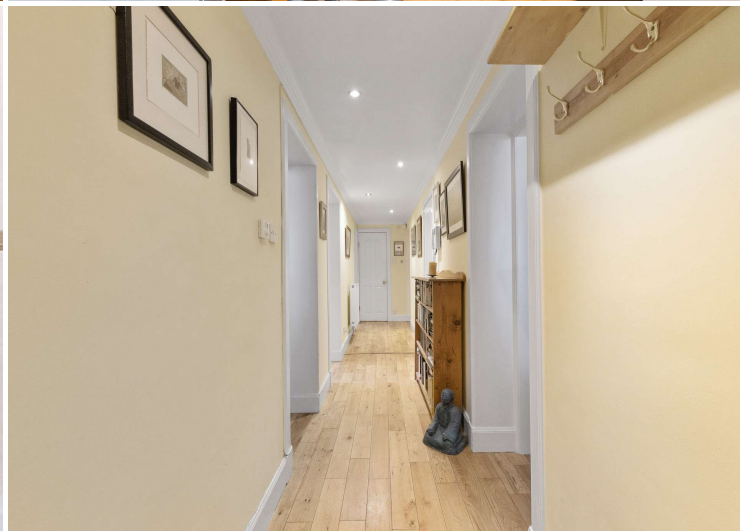
This charming 3 bedroom main door flat forms part of a traditional tenement and is located in the highly sought after residential area of Morningside. The wide variety of local amenities on Morningside Road are within easy reach. The property benefits from a private patio to the front and a shared paved garden to the rear that is accessed from the kitchen/dining room and double bedroom 2.

The interior is bright and well proportioned throughout and has an abundance of storage space.

Extras

All fitted floor coverings, light fittings, curtains, curtain poles, blinds, hob, oven, extractor hood, microwave, fridge/freezer, dishwasher, washing machine and garden shed are included in the sale price.

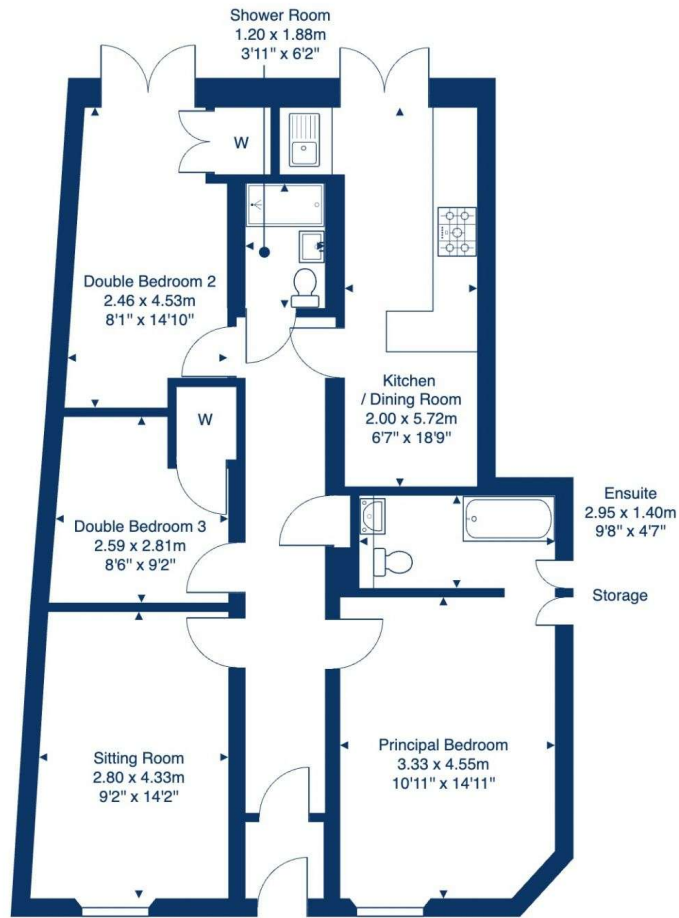




Location

Morningside is one of Edinburgh's most sought-after residential districts lying approximately 2 miles to the south of the city centre. It offers an excellent range of amenities with fashionable bars, restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Waitrose Supermarket and Marks & Spencer Food Hall. Morningside is also conveniently situated for Edinburgh University and Napier University. Recreational spaces in the area include the Meadows which has excellent tennis courts, Bruntsfield Links which has a pitch and putt and the open spaces of Craiglockhart Hill, Blackford Hill, Hermitage of Braid and Braidburn Park are also close by. The Pentland Hills with the dry ski slope is within easy reach and there are a few excellent golf courses nearby including Merchants, Mortonhall and the Braids Golf Club. Edinburgh city centre can be reached on foot in under 30 minutes and there is a fantastic range of bus services on Morningside Road. Excellent schooling is represented in both the state and private sector.

90A Craighouse Gardens, Edinburgh, EH10 5LW



Ground Floor



Total Area: 82.3 m² ... 886 ft²

All measurements are approximate and for display purposes only.





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

☎ 0131 622 2626

✉ property@vmh.co.uk

🌐 vmh.co.uk

📄 DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.