





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



84 Craiglea Drive
Edinburgh, EH10 5PH

Hallway
Living Room and Drawing Room
Dining/Morning Room
Fitted Kitchen
Utility Room
Six Bedrooms
Two bathrooms
Private Rear Garden

A superb, traditional, six-bedroom mid-terraced villa situated within the prestigious Morningside area of Edinburgh, with a wide range of local amenities and easy access to the city centre. The property offers charming and versatile accommodation over three floors and boasts many original features including beautiful cornicing and plaster-work, fireplaces and Edinburgh Press cupboards throughout. The property is well-presented and would make an excellent family home.

In brief, the property comprises:

Ground floor:

Welcoming entrance vestibule and hallway with two deep storage cupboards. Spacious living room with sealed pine flooring, original fireplace, two press cupboards, and large windows fit with shutters in full working order. Dining/morning room with attractive tiled Art Deco fireplace. Could also be used as a study. Fitted kitchen with pantry cupboard and base and wall-mounted units with tiled worktops, providing ample storage and worktop space. Appliances include a double oven, electric hob, dishwasher and fridge freezer. Down a small set of stairs from the kitchen is a useful utility room with under-stair storage cupboard, base and wall units, a WC room, and access to the rear garden. Up a set of stairs from the kitchen is the maid's room, which could also be used as a home office.

First floor:

Bright and airy second reception room/drawing room with beautiful marble fireplace, soft carpeted floors, stunning bay window, Edinburgh Press cupboard and wall-mounted lights. Two generously proportioned double bedrooms with wash basins, high ceilings and tall windows which flood the rooms with natural light and provide a leafy outlook. Single bedroom which could also act as a home office, nursery or large storage room. Family bathroom with walk-in shower, WC and wash basin with further storage.

Second Floor:

Bright landing, naturally lit by ceiling windows, with sizeable storage cupboard. Two additional double bedrooms, both hosting exceptional views, one north-facing towards the stunning city landscape including Edinburgh Castle, and the other facing the Pentland Hills and the Hermitage of Braid Hills.

Outside:

Private, fully enclosed rear garden offering a good green space along with garden shed and patio allowing space for garden furniture. Sufficient on-street parking is available.

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 array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Waitrose Supermarket and Marks & Spencer Food Hall. The property is within the catchment area of South Morningside Primary School, a five-minute walk away, and Boroughmuir High School. Other pre-school, primary and secondary schooling options are available nearby, including George Watson's College, George Heriot's School and Merchiston Castle School. Morningside is also conveniently situated for Edinburgh University, Napier University and the Royal Infirmary Hospital. 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 Blackford Hill and Hermitage of Braid. Also close at hand are the Morningside Library, the Dominion Cinema and the Church Hill Theatre. Edinburgh City Centre can be reached on foot in under 30 minutes and there is an excellent range of bus services on Morningside Road.



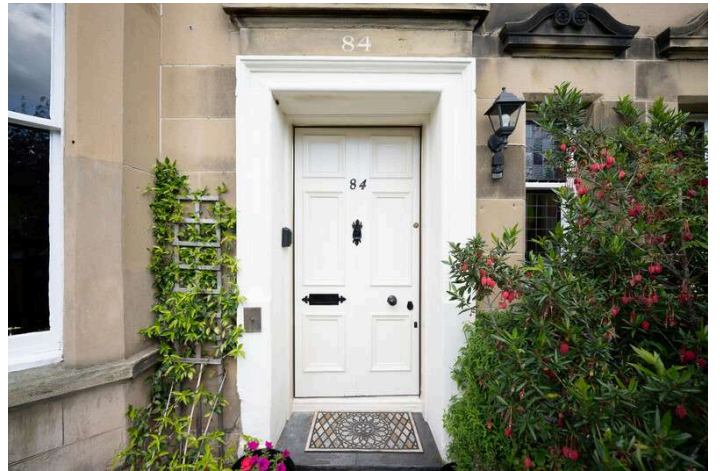














84 CRAIGEA DRIVE, EDINBURGH, EH10 5PH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,573 SQ FT / 239 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
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