



33 Craighouse Gardens  
Edinburgh, EH10 5LR

Hallway  
Living Room  
Kitchen  
2 Double Bedrooms  
Study  
3-Piece Bathroom Suite  
Attic  
Gas Central Heating  
EPC : G  
Council Tax Band: D

A unique opportunity to purchase a spacious two-bedroom upper villa with a main door in Morningside as a rewarding renovation project. The property is a blank canvas awaiting a complete transformation, providing a rare opportunity to create a modern, high-quality living space from the ground up. The accommodation boasts an exceptional location in the popular and central area of Morningside, close to an abundance of local shops, restaurants and leisure facilities.

The property is to be sold as seen, and a full refurbishment and could yield significant returns once completed, making this an ideal purchase for an investor or developer.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms to show the potential renovation.

The property comprises; stairway into hallway with access to attic, bay-windowed living room with deep built-in storage cupboard, kitchen with base and wall-mounted units and two pantry cupboards, spacious master bedroom and adjacent study which could also be turned into a nursery or large walk-in wardrobe from bedroom, second double bedroom of good size quietly situated to the rear, and three piece bathroom suite.

Externally, the property benefits from a private sunny garden, and ample on on-street permit parking. Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique "small town" feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals, and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it is just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking, and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital's finest private schools including the Edinburgh Rudolf Steiner School and George Watson's College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

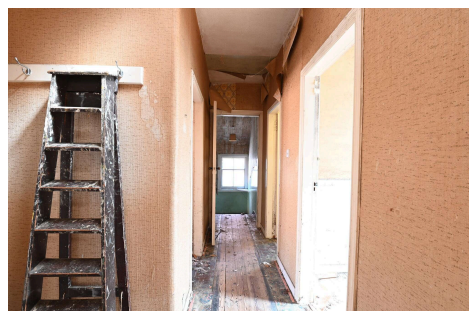
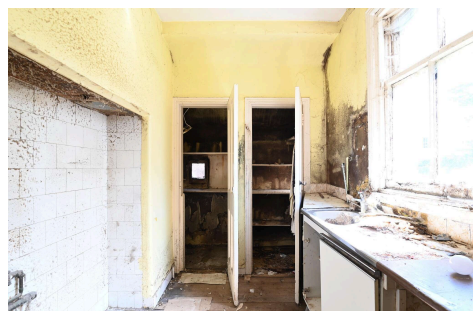








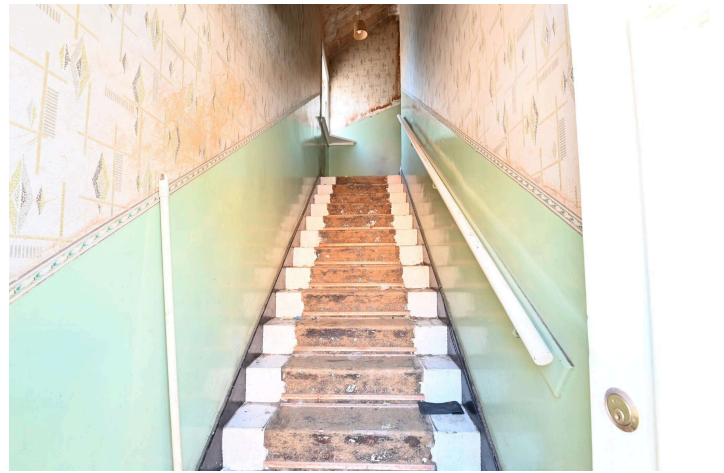


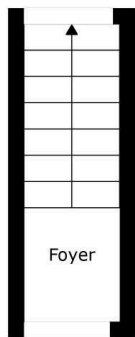




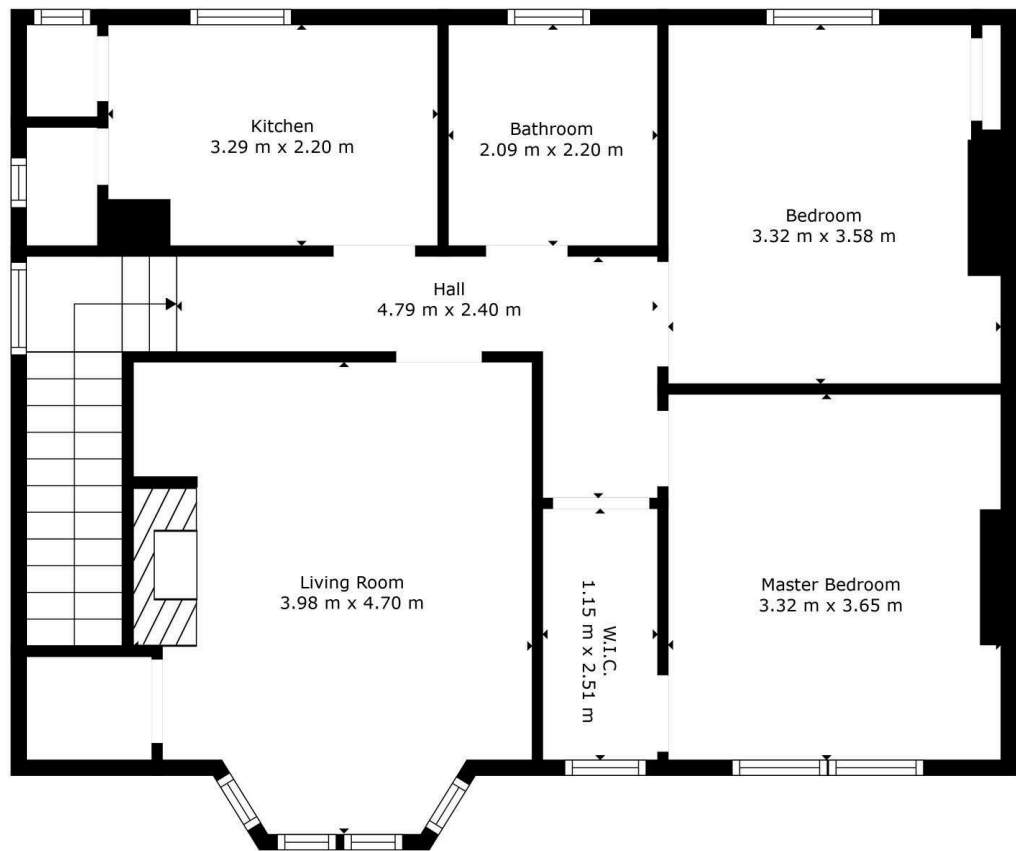








Floor 1



Floor 2



**TOTAL: 75 m<sup>2</sup>**  
 BELOW GROUND: 3 m<sup>2</sup>, FLOOR 2: 72 m<sup>2</sup>  
 EXCLUDED AREAS: UNDEFINED: 0 m<sup>2</sup>  
 Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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