

Jardine Phillips
Solicitors • Estate Agents

CRAIGLOCKHART

13 MYRESIDE VIEW
EH14 1AG



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EPC RATING: B

FIXED PRICE £465,000

PROPERTY DESCRIPTION

- Maindoor access leading to wide open hallway with two handy storage cupboards, one of which houses the hot water tank
- Wonderfully bright sitting/dining room with circular bay window overlooking the communal gardens
- Updated kitchen/breakfast room with ivory shaker style units, integrated appliances, quartz worktops, pink feature tiling, gold taps & handles and a breakfast bar island with drinks fridge & high level seating
- Master bedroom with fitted wardrobes overlooking the gardens
- Ensuite shower room with shower cubicle, built vanity sink unit & wc
- Two further double bedrooms both with fitted wardrobes
- Stunning family bathroom with freestanding bath, shower cubicle, vanity sink unit, wc & feature tiling
- Gas central heating with new Ideal boiler fitted 2023
- Timber double glazed casement windows
- Flooring replaced throughout
- Sunny patio outside maindoor – perfect for relaxing
- Well maintained communal gardens surrounding the development with large lawned areas, trees & hedging making it very private
- Off street parking
- Myreside Management maintain the development for a fee of approx. £220 per quarter to cover block buildings insurance and maintenance of the building & grounds. Refundable deposit of £300.



VIEWING

Sun 2-4pm or pls call

07351522654





SPACIOUS & STYLISH THREE BED MAINDOOR APARTMENT IN MODERN DEVELOPMENT

This beautifully updated ground floor flat would make an ideal home for professionals or a young family, being in the catchment for the ever-popular Craiglockhart Primary and next to George Watsons. There is loads of entertaining space with a large contemporary kitchen, updated family bathroom, roomy sitting/dining room and three good sized bedrooms, together with off street parking & communal landscaped gardens. A few minutes' walk from Morningside & Bruntsfield with their wealth of retail outlets, coffee shops, bars & restaurants and excellent transport links on the doorstep, ideal for commuters.

AREA

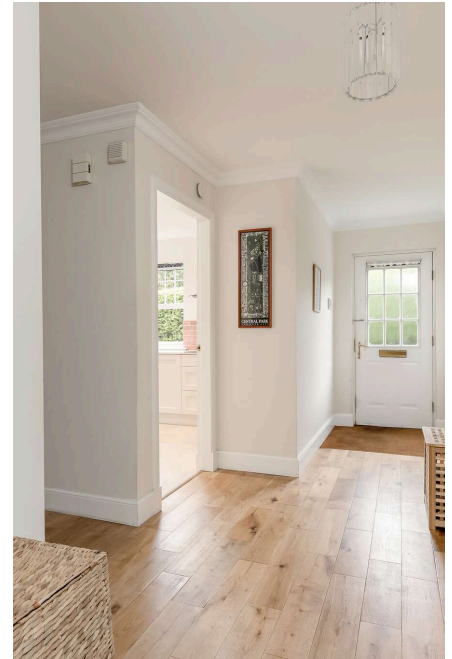
The property is located in Craiglockhart which is a very prestigious area in the south of the city, a short walk from Morningside & Bruntsfield which offer a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well renowned and the property in the catchment for Craiglockhart Primary & Tynecastle High School, and is next to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities and golf courses just a short drive away. The flat is also well placed for lots of walks and open spaces including Harrison Park, the Union Canal, Bruntsfield Links & the Meadows. There is easy access into town via the numerous bus services and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds, electric hob, double oven, extractor, integrated dishwasher, fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£470,000



| | |
|------------------------|----------------------------|
| Sitting/dining room | 18'9 x 16'8 (5.71 x 5.08m) |
| Kitchen/breakfast room | 15'4 x 9'11 (4.67 x 3.02m) |
| Bedroom 1 | 14'1 x 10'1 (4.29 x 3.07m) |
| Bedroom 2 | 10'6 x 10'1 (3.20 x 3.07m) |
| Bedroom 3 | 10'6 x 8'9 (3.20 x 2.67m) |

Myreside View,
Edinburgh,
Midlothian, EH14 1AG



Approx. Gross Internal Area
1125 Sq Ft - 104.61 Sq M
For identification only. Not to scale.
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Ground Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

