

MORNINGSIDE

136 CRAIGLEA DRIVE  
EH10 5PR



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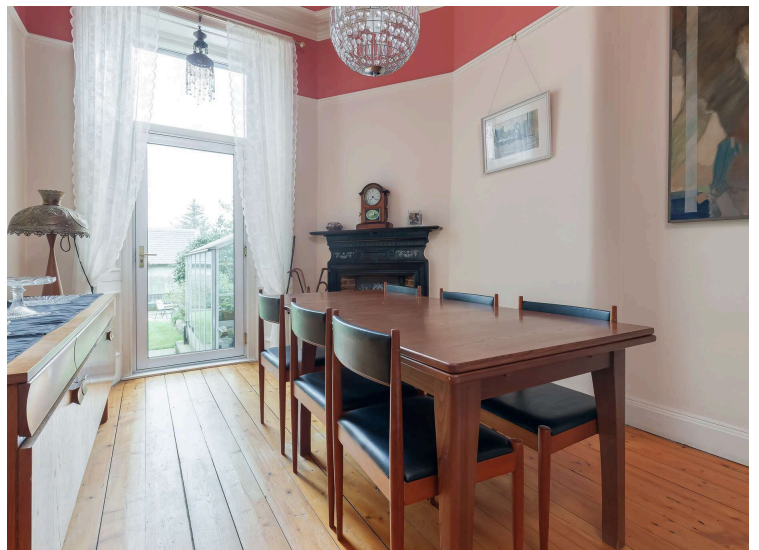


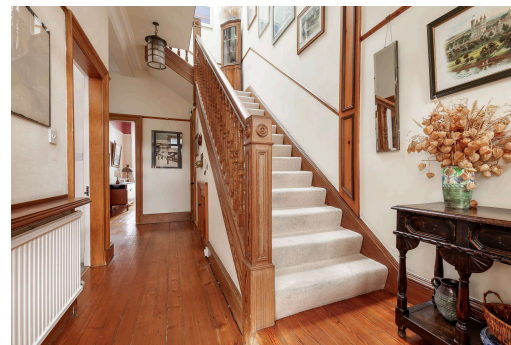
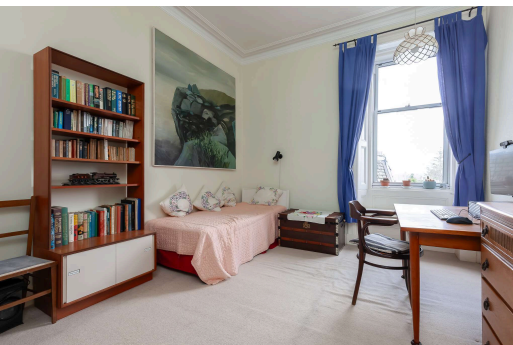
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EPC RATING: D

OFFERS OVER £875,000







## SPLENDID FOUR BED TERRACED PERIOD VILLA IN PRESTIGIOUS MORNINGSIDA IN EXCELLENT SCHOOL CATCHMENT

Superb family home with plenty of living space including sitting room, dining room & kitchen, four good sized bedrooms, two bathrooms, a handy study & utility room and a wealth of stunning period features. Added to this there are amazing front & rear gardens and free on street parking. Located minutes from a well-renowned primary school and a short walk to all the amazing amenities Morningside has to offer. Great transport links into the city centre making it ideal for commuters and easy access to some wonderful outside spaces.

### AREA

Morningside is a very prestigious area in the south of the city which offers 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 is in the catchment for South Morningside & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a short walk, drive or bus ride, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses. The house is also well placed for lots of walks and open spaces including Morningside Park, Hermitage of Braid, Braid Hills, Blackford Hill & Pond and Braidburn Valley Park. 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

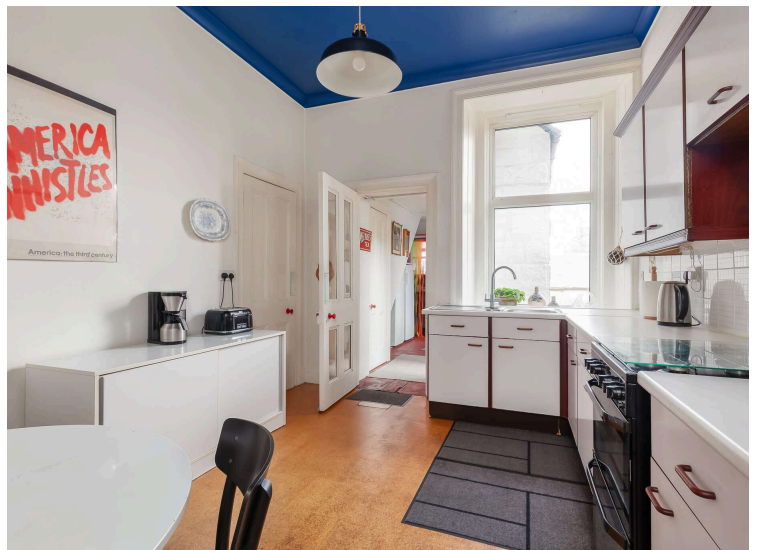
The blinds/curtains, light fittings, freestanding cooker, fridge, freezer & washing machine are included in the sale.

### HOME REPORT VALUATION

£900,000



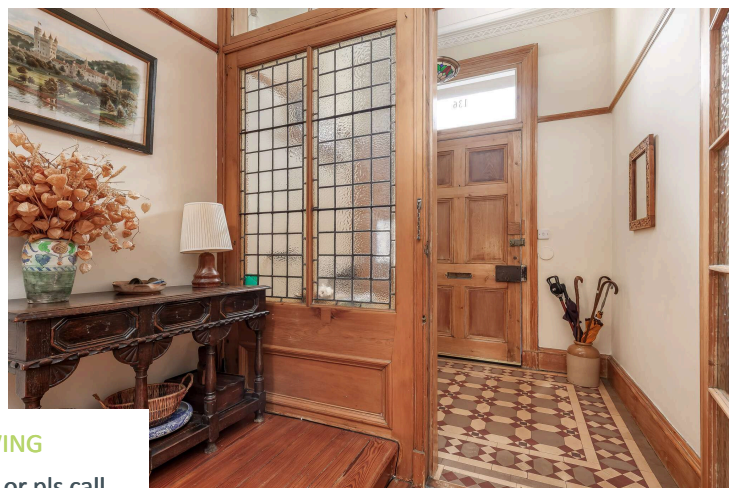
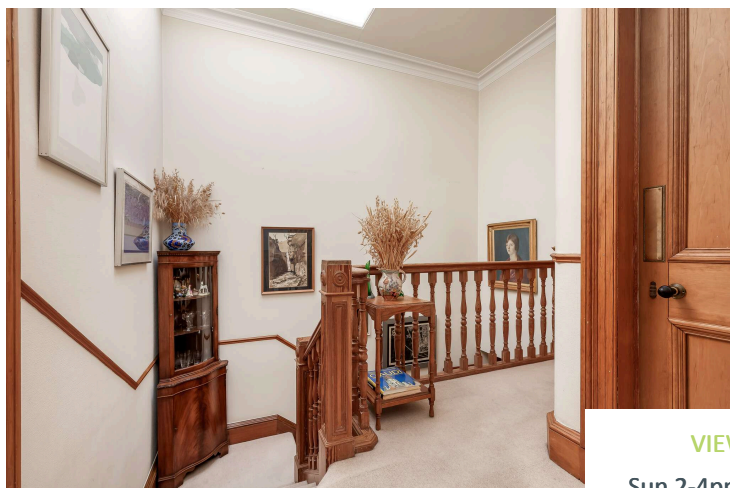






## PROPERTY DESCRIPTION

- Stunning hallway with majestic wooden staircase with understairs storage, stained glass windows, stripped wooden doors, Victorian tiled vestibule & cupola bringing in lots of light
- Spacious bay windowed sitting room with inset fire and Edinburgh press
- Separate dining room with original fireplace and door to rear garden
- Kitchen breakfast room with range of fitted units & appliances and space for breakfast table – now requiring some updating
- Handy utility room with door to garden & staircase up to
- Maid's room with original fireplace – perfect as a study for working from home
- Fully tiled downstairs shower room with walk in shower, vanity sink unit & wc
- Large bay windowed main bedroom with Edinburgh press
- Double bedroom two with vanity sink unit
- Double bedroom three with window seat
- Single bedroom four
- Modern bathroom with bath with mixer tap, vanity sink unit & wc
- Gas central heating & double glazed windows
- Wealth of original period features including staircase, stripped doors, stained glass, Victorian tiling, cornicing, dado rails, picture rails, fireplaces, Edinburgh presses, some stripped wooden floors
- Front garden with lawn, borders & trees
- Sizable rear garden with lawn surrounded by borders and patio for relaxing, together with a greenhouse & shed
- Free on street parking



## VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850



Sitting room 20'10 x 13'9 (6.35 x 4.19)

Dining room 13'9 x 10'2 (4.19 x 3.10m)

Kitchen/breakfast room 13'9 x 10'5 (4.19 x 3.17m)

Utility room 11'9 x 8'5 (3.58 x 2.57m)

Study 14'6 x 8'4 (4.42 x 2.54m)

Bedroom 1 20'10 x 13'10 (6.35 x 4.22)

Bedroom 2 13'11 x 10'11 (4.24 x 3.33m)

Bedroom 3 13'11 x 10'1 (4.24 x 3.07m)

Bedroom 4 12'7 x 7'3 (3.84 x 2.21m)



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.