

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE
32 CRAIGHOUSE AVENUE
EH10 5LN



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EPC RATING: D

OFFERS OVER £460,000

PROPERTY DESCRIPTION

- Vestibule with stained glass feature window & Victorian tiled flooring, leading to hallway with impressive wooden staircase to the upper floor and understairs wc
- Elegant bay windowed living room with feature fireplace with wood/coal effect electric fire, Edinburgh press & beautiful cornicing
- Rear dining room with boiler cupboard off & potential to open up to the kitchen to make an open plan kitchen/dining room
- Galley kitchen with wide range of light wood units & appliances leading to a handy utility room/porch with access to the rear garden
- Principal bedroom with fitted wardrobes and far-reaching views
- Second double bedroom to rear with open shelving
- Third single bedroom with open shelving – perfect as a child's room or a study
- Bathroom with bath with electric shower over, sink & wc
- Gas fired central heating from boiler located in cupboard accessed from dining room (replaced 2011) & hot water storage cylinder
- Mixture of timber framed single glazed sash & case and uPVC double glazed casement windows
- A wealth of period features including stripped wood doors, Edinburgh press, cornicing, balustrade, tiling & wooden floorboards
- Rear patio area at lower level with steps up to a pretty rear garden with lawn surrounded by shrubs & trees
- Free on street parking

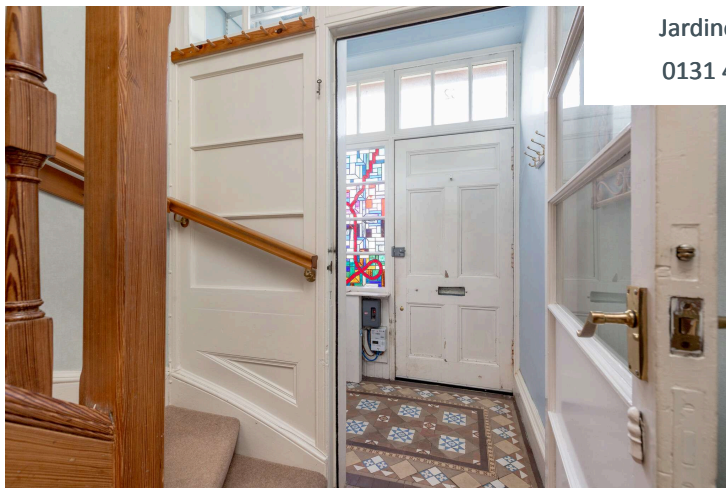


VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





THREE BED TERRACED HOUSE WITH STUNNING VIEWS IN CATCHMENT FOR EXCELLENT SCHOOLS - NOW REQUIRING UPDATING

This superb three bed property located in the quiet suburb of Morningside and in the catchment for well-renowned Canaan Lane & South Morningside Primaries and Boroughmuir High School, would make a perfect home for a young family or professionals. It does now require some modernisation to bring it up to date, but it has great period features, good sized accommodation and a lovely south facing rear garden. Excellent transport links into nearby Morningside with all its amenities & the city centre beyond, and access to wide open spaces & golf courses on your doorstep.

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 the new Canaan Lane, South Morningside & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities a short bus ride away, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses. The property is also well placed for lots of walks and open spaces including Craighouse, Morningside Park, Braidburn Valley Park, Blackford Hill & Pond, Hermitage of Braid & Braid Hills. There is easy access into town via the regular bus services, and out of town to the city bypass

and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, double oven, extractor fan, fridge, freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£475,000

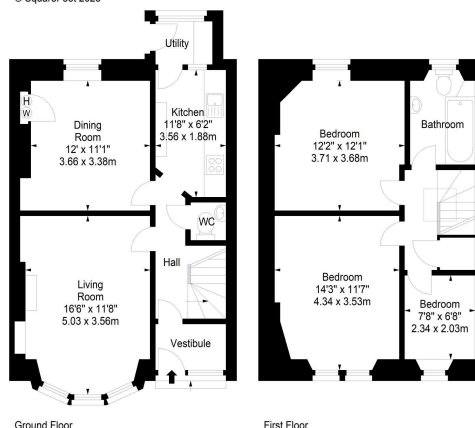


Living room	16'6 x 11'8 (5.03 x 3.56m)
Dining room	12' x 11'11 (3.66 x 3.38m)
Kitchen	11'8 x 6'2 (3.56 x 1.88m)
Bedroom 1	14'3 x 11'7 (4.34 x 3.53m)
Bedroom 2	12'2 x 12'1 (3.71 x 3.68m)
Bedroom 3	7'8 x 6'8 (2.34 x 2.03m)

Craighouse Avenue,
Edinburgh,
Midlothian, EH10 5LN



Approx. Gross Internal Area
1040 Sq Ft - 96.62 Sq M
For identification only. Not to scale.
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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.

