



RALPH SAYER
SOLICITORS & ESTATE AGENTS

34/5 Craighouse Gardens

Morningside, Edinburgh, EH10 5TY

34/5 Craighouse Gardens

Set on the second floor of an established, factored development in the city's desirable Morningside district, this one-bedroom flat is sure to appeal to a wide demographic. The benefits from close proximity to Morningside's excellent amenities, such as an eclectic range of shops, cafés, coffee shops, and restaurants, fitness and leisure facilities, transport links connecting across the city, and a wealth of green space.

Factor: The development is factored by Myreside Management with an approximate cost of £65/pcm. The factor fee includes the cleaning, lighting and maintenance for all communal areas, as well as the block buildings insurance.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Property Summary

- Second-floor flat in Morningside, forming part of a factored development
- Secure shared entrance and stairwell
- Hallway with built-in storage
- South-facing living room
- Attractive fitted kitchen
- Good-sized double bedroom with mirrored built-in wardrobe
- Three-piece bathroom with shower-over-bath
- Access to communal gardens
- Private residents' parking
- Electric heating and double glazing
- EPC Rating - TBC | Council Tax Band - C
- Home Report Value - £175,000





South-facing living room, an attractive fitted kitchen and a good-sized double bedroom



Let us help you find your next
dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

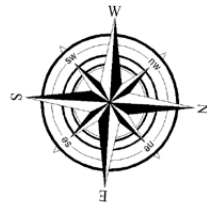
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

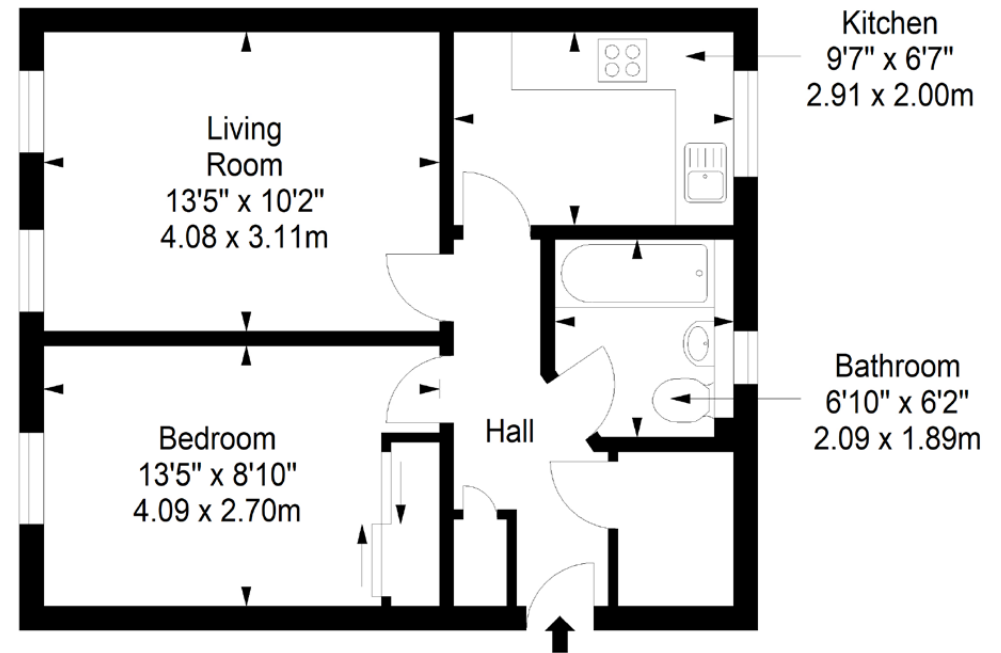
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Second Floor
Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 42.5 sq. metres (457.5 sq. feet)