

# 121 Craiglea Drive

Morningside, Edinburgh, EH10 5PL



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

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





# Rarely available

traditional house in Morningside



# A traditional

## four bedroom family home

This traditional mid-terrace house is a large and rarely available four-bedroom (plus box room) residence, which provides families with an abundance of character and space, covering over 2,850 square feet. The property further boasts generously proportioned rooms with high ceilings and carefully retained period details. It also features two reception rooms and two washrooms, as well as excellent storage, two private gardens, and a partially-floored attic with further development potential (subject to consent). Set within Morningside's Plewlands conservation area, this family home has an exclusive setting in one of Edinburgh's most sought-after areas. It is within easy reach of picturesque outdoor spaces, fantastic amenities, bars, cafés, and restaurants, in addition to highly regarded schools and regular bus links.

### General Features

- Rarely available traditional house in Morningside
- With a floorplan covering over 2,850 square feet
- Forms part of the Plewlands conservation area
- Large rooms with well-retained period details

### Accommodation Features

- Vestibule and hall with generous storage
- Large living room with a bay window
- Dining room with rear garden views
- Well-appointed breakfasting kitchen
- Utility room with rear garden access
- Galleried landing with a rooflight
- Three large double bedrooms
- One versatile bedroom/home office
- Flexible box room for creative use
- A family bathroom and a separate WC
- Partially floored attic with development potential
- Private stores and excellent storage
- Electric heating system
- Double-glazed sash windows

### Exterior Features

- Easy-to-maintain front garden
- Southwest-facing rear garden
- Unrestricted on-street parking

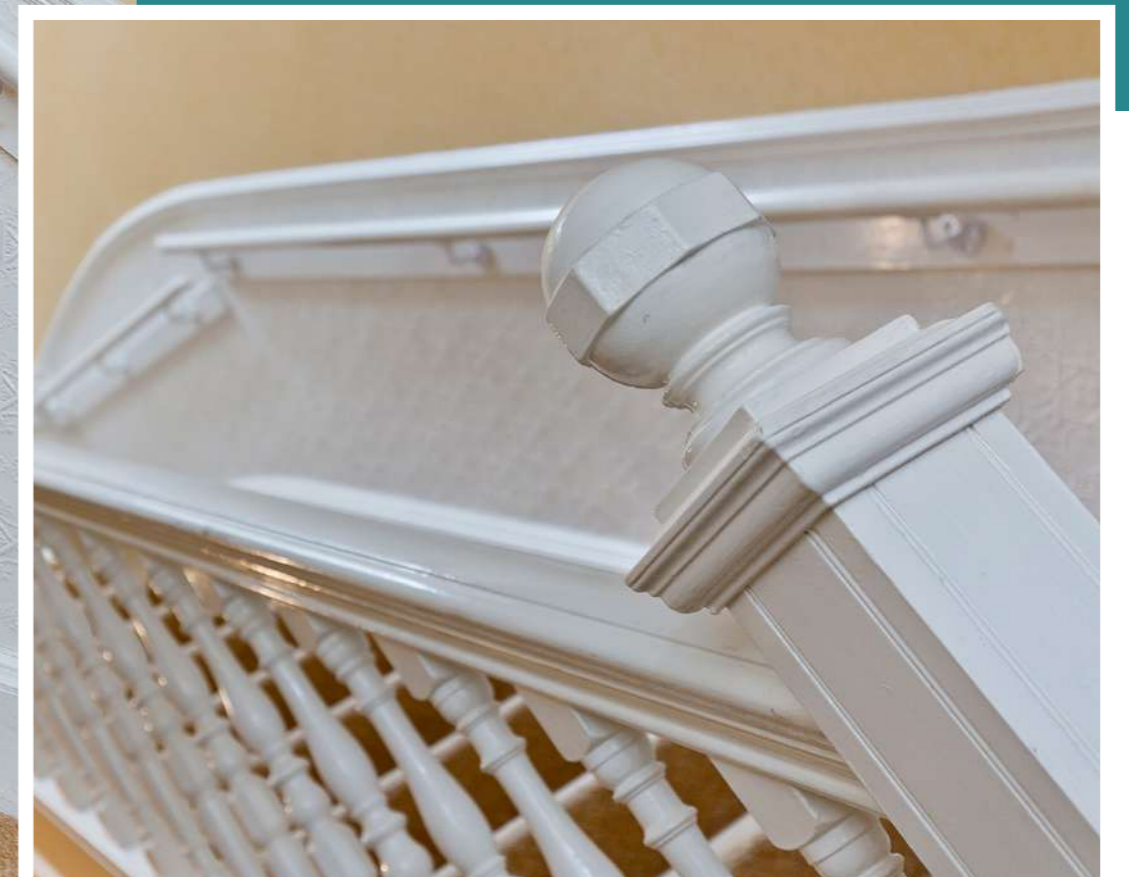




# Vestibule and hall

with generous storage

Entering the home, you are greeted by a bright vestibule that flows through to a central hall, with sunny yellow décor and a sweeping traditional staircase. It offers a wonderful introduction and generous built-in storage, too.





# Generous

Reception rooms



There are two reception rooms to choose from: the living room and the dining room, both of which are light-filled and spacious. The living room immediately catches the eye, with its striped décor and elaborate corning, drawing attention to the high ceiling. It also features a bay window and a beautiful fireplace, set beside a built-in display cabinet. Plus, the room can accommodate a wide choice of furnishings. Meanwhile, the dining room enjoys traditional-inspired feature wallpaper and views over the rear garden – it is a well-suited space for family meals and special occasions.







# An excellent set up for food lovers



The breakfasting kitchen continues to fulfil the promise of the home, providing another spacious area that can accommodate a table and chairs. It is generously appointed with wood-toned cabinets and matching worksurfaces too, providing an excellent setup for food lovers. It comes with a traditional

clothes pulley and seamlessly integrated appliances for a sleek finish (ceramic hob, statement extractor hood, raised oven and warming drawer, and fridge/freezer). A separate utility room provides further space for freestanding appliances and rear garden access.



# Spacious, airy

and highly versatile bedrooms

Upstairs, a galleried landing allows a flow of natural light throughout the home thanks to a traditional-style rooflight. It also provides access to a partially-floored attic for further storage before connecting to the four bedrooms. All four bedrooms are bright and spacious and they provide excellent versatility to suit the homeowner's requirements. The second and third bedrooms are both large doubles as well, whilst the fourth bedroom provides a flexible space that can be used as a home office or study, if needed. In addition, there is a versatile box room on the ground floor, which provides built-in storage and a space for creative use.







## The principal bedroom

The expansive principal bedroom has the additional advantage of a bay window and highly intricate cornice work, carved with delicate flowers. It also has a press cupboard and generous fitted wardrobe storage.



# Bathrooms

A family bathroom and a WC



Conveniently, the family bathroom is on the first floor by the bedrooms. It features a three-piece suite, and is comprised of a toilet, a washbasin, and a bath with an overhead shower. There is also a handy WC on the ground floor, just off the utility room.

The property has electric heating and heritage-style double-glazed sash windows.

EPC Rating - G





# Southwest-facing

rear garden



The property is flanked by an easy-to-maintain front garden and a fully-enclosed rear garden. The latter is encased by a wall, providing a safe space for families and pets. It also features a suntrap, southwest-facing aspect too, as well as two stores, a patio area, and a lawn dotted by mature planting. Unrestricted on-street parking is also available along Craiglea Drive.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, a dishwasher, and a washing machine to be included in the sale. The safe in the box room will also remain as part of the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## Property Name

121 Craiglea Drive

## Location

Morningside, Edinburgh, EH10 5PL

EPC Rating - G

Council Tax Band - G

Home Report Value - £775,000

## Approximate total area:

264.8 sq. metres (2850.3 sq. feet)

○  
Ground Floor

○  
First Floor

○  
Attic

The floorplan is for illustrative purposes.

All sizes are approximate.





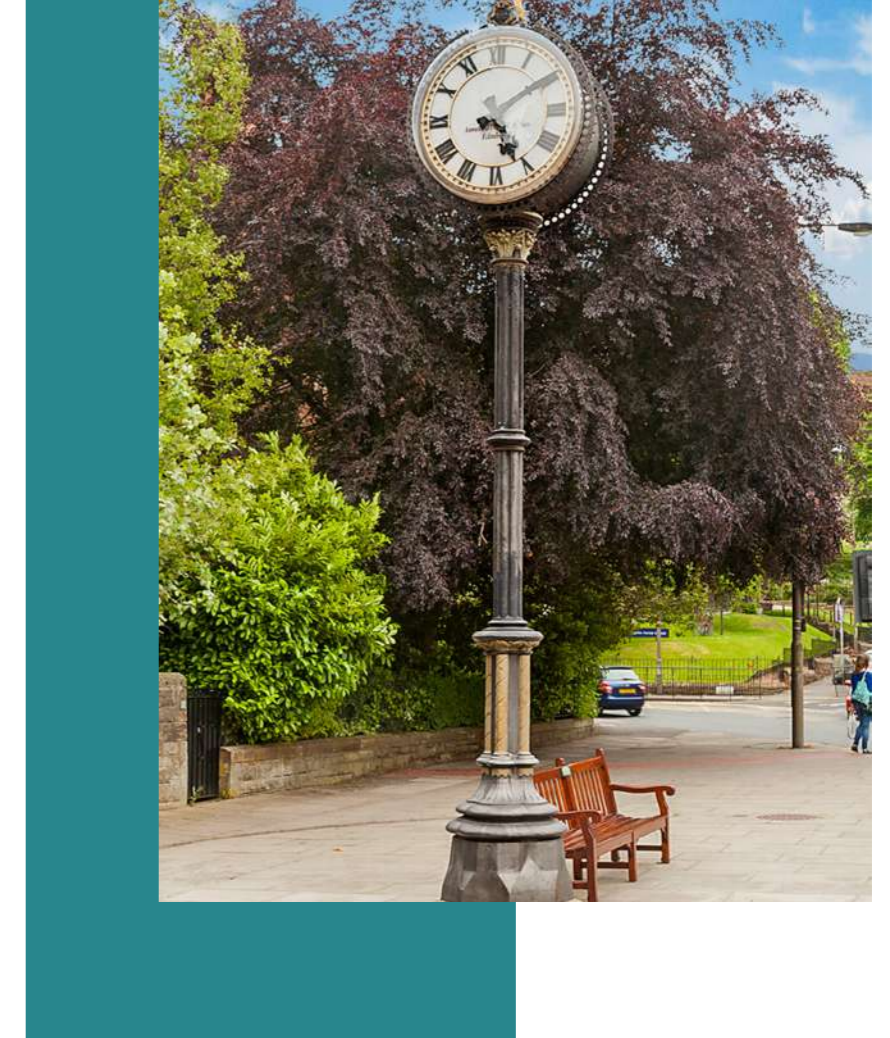


121 Craiglea Drive





# Morningside



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 Churchill 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’s 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.





Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

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

---

Birch House  
10 Bankhead Crosssway South  
Edinburgh, EH11 4EP



Zoopla.co.uk rightmove  OnTheMarket.com

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.