



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4/3 Craighouse Park
Morningside, Edinburgh, EH10 5LD

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Welcome to a beautiful two-bedroom first-floor flat which forms part of a sought-after residential development, with a private garage, in prestigious Morningside. Offering bright and airy rooms with appealing decoration and good storage throughout, this property and its location is ideal for city professionals, small families, and downsizers alike. It benefits from a wonderful location, within walking distance to Morningside's sought-after schools, excellent shops and eateries, and open green spaces. With nearby bus services and the City Bypass, it enjoys excellent transport links. Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.



Property Summary

- An attractive first-floor flat
- Part of a popular development
- Desirable location in sought-after Morningside
- Shared entrance and stairwell
- Welcoming hall with built-in storage Large, light-filled living room
- Well-appointed kitchen/dining room
- Utility room with additional storage
- Two double bedrooms with built-in wardrobes
- 3pc bathroom with double-ended roll-top bath
- Well-maintained communal gardens
- Private garage for secure parking
- EPC Rating - E | Council Tax Band - D Home
- Report Value - £265,000







Large, light-filled living room, a well-appointed kitchen/dining room and a utility room with additional storage







Two double bedrooms with
built-in wardrobes and a
3pc bathroom with
double-ended roll-top bath





Let us help you find your next
dream property!



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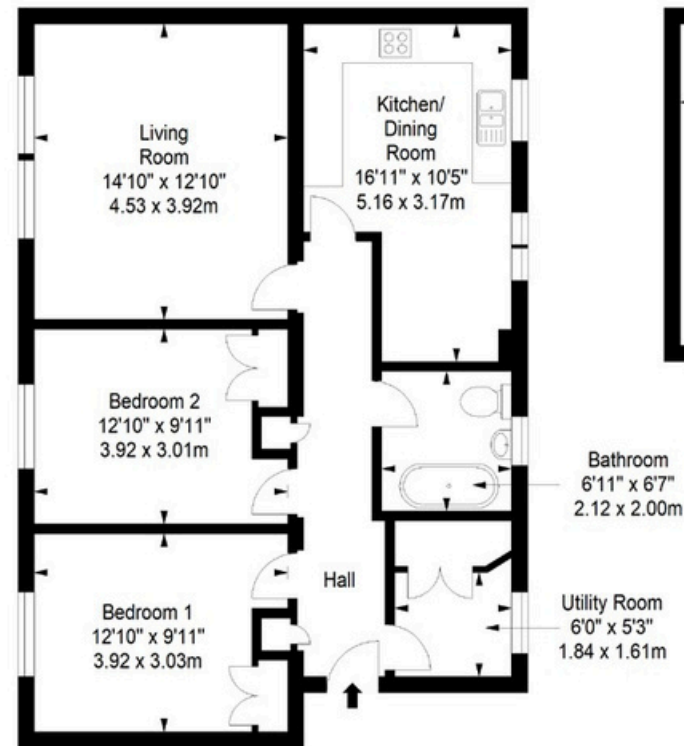
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DISCLAIMER

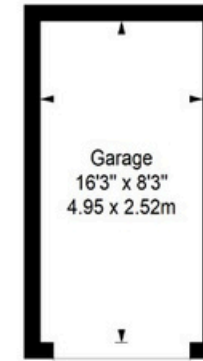
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not 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.

First Floor
Approx. 77.2 sq. metres (831.0 sq. feet)



Garage
Approx. 12.4 sq. metres (133.5 sq. feet)



Total area: approx. 89.6 sq. metres (964.5 sq. feet)