



7 Craighill Gardens
MORNINGSIDE | EDINBURGH | EH10 5PY

warners
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Superb sized traditional semi-detached villa with wonderful views and charming private gardens, quietly tucked away in a highly regarded area, with excellent amenities and great transport links within easy reach.

This is an ideal family home beautifully positioned in a small cul-de-sac bordering Merchants Golf Club. The generous sized accommodation is light, spacious and flexible. Although modernisation would now be beneficial, the property has great potential. The rear facing rooms boast fabulous, south facing views across to the Pentland and Blackford Hills, as does the lovely sunny garden, which features a lawn, elevated patio area and coal cellar. The accommodation comprises two good sized public rooms, each with a bay window and mantelpiece, kitchen, two double and one single bedroom, shower-room and WC. A long driveway runs in from the street to the single garage.

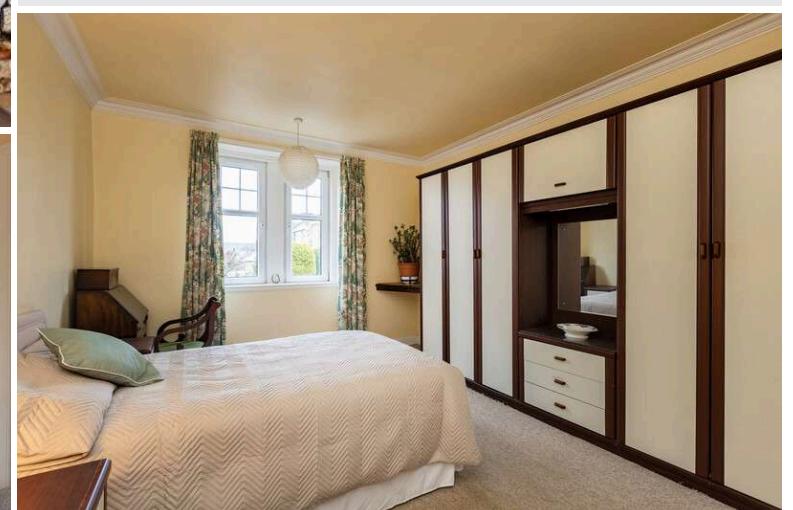
- Entrance vestibule and hallway
- Living room
- Family/dining room
- Kitchen
- Three bedrooms
- Shower-room
- Downstairs WC
- Entrance hall with cloak cupboard
- Gas central heating
- Double glazing to majority of windows
- Garage, drive, outhouse
- Private gardens

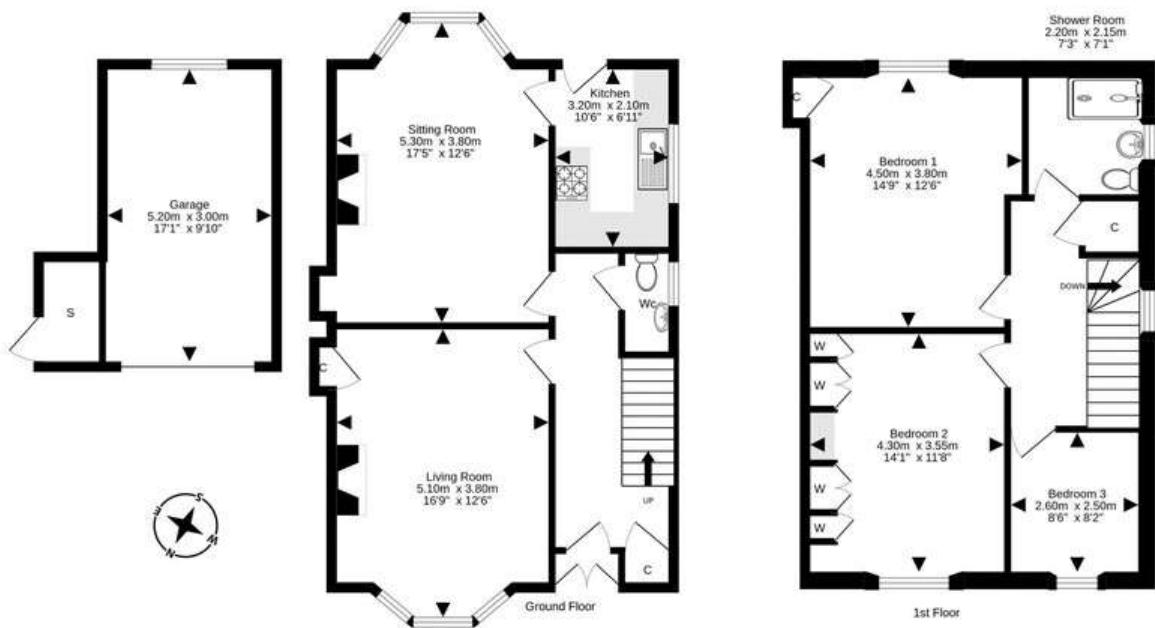
All furniture, fittings, white goods and fitted wardrobes will be included in the sale of the property. EPC D.

PRICE & VIEWING: Please refer to our website, www.warnerslpl.com or call us on 0131 667 0232.



The subjects are located in the highly regarded Morningside area of Edinburgh, which lies a short distance to the south of the city centre. Morningside has long been regarded as one of Edinburgh's best shopping areas and its amenities are on a par with anything Edinburgh has to offer. An excellent choice of amenities is on offer including Waitrose, a Marks & Spencer Foodstore and specialist shops. Leisurewise the choice is first class and includes a number of bars, restaurants, coffee shops, theatres and cinemas. Schooling is well represented from nursery to senior level with South Morningside Primary, George Watsons nearby and Napier University on hand for the more mature student. For the walking enthusiast, pleasant walks are available within the Blackford and Braid Hills, the Hermitage of Braid and Craiglockhart Hill. An efficient public transport system operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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