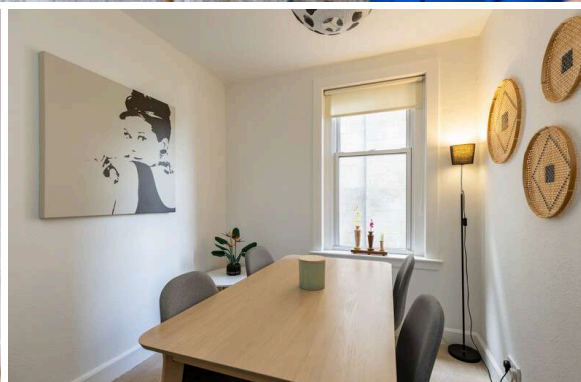




3 (2F1) Craighouse Park
MORNINGSIDE | EDINBURGH | EH10 5LB

warners
solicitors & estate agents



3 (2F1) Craighouse Park

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Boasting views towards Fife and the Braid Hills, Warners are delighted to present to market this beautifully presented three bedroom second floor apartment set in Craighouse Park, a sought-after residential area being superbly located within the fashionable Morningside district of Edinburgh.

This fabulous light and spacious property is ideal as either a ready to move into private home or an investment purchase. This well-proportioned property offers comfortable and well-planned accommodation in excellent condition with great storage throughout.

The bay-windowed sitting room is particularly attractive complemented by decorative fireplace and gas fire providing a cosy central focal point. The modern kitchen comes with integrated appliances for modern living and there is a good mix of base and wall cabinetry plus a good sized storage cupboard. There are three well-proportioned bedrooms and a modern bathroom with stylish three piece suite, shower over bath with chrome ladder radiator completes the internal accommodation.

Externally there is unrestricted parking in the surrounding streets and a well-kept drying green with social decking area to the rear of the building. This superb property located in an excellent, sought-after location will appeal to a range of buyers, so early viewing is highly recommended!

- Fabulous three bedroom apartment set in sought after Morningside
- Welcoming hallway
- Bright bay-windowed sitting room with feature fireplace
- Modern well-equipped kitchen
- Three well-proportioned double bedrooms (one with integrated storage)
- Modern bathroom with stylish three piece suite, shower over bath and chrome ladder radiator.
- Shared drying green
- Unrestricted street parking
- Double glazing
- Gas central heating

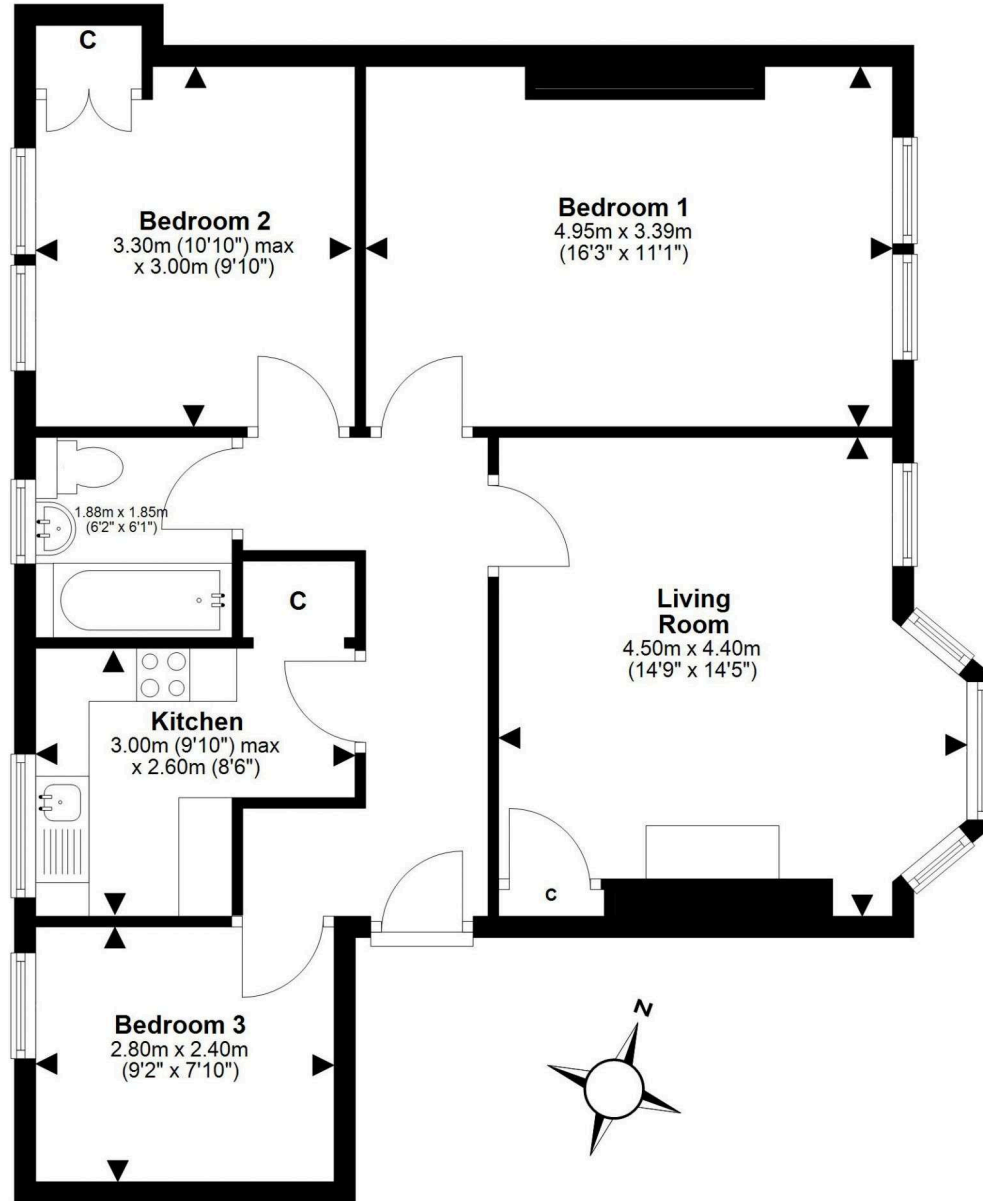
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances including fridge freezer & washing machine will be included in the sale of the property, along with all blinds. Bedroom wardrobe can be included. EPC: C

Morningside is a sought after area which lies a short distance to the south of the city centre. It 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. Leisurewise the choice is first class and includes a number of bars, restaurants, coffee shops, theatres and cinemas. There is good quality schooling, both in the public and private sectors. Pleasant walks are available within the Blackford and Braid Hills and the Hermitage of Braid. The city centre itself can be accessed in a matter of minutes by car or public transport and the by-pass is also easily accessible.





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