



20/21 Craiglea Place, EDINBURGH, EH10 5QD

A well-presented two-bedroom ground-floor flat forming part of a reputable retirement development in the highly desirable Morningside area on Edinburgh's south side. The property is well maintained and in excellent order throughout, featuring a contemporary wet-room style shower room. The development offers a secure entry system, lift access, a residents' lounge, and the support of a part-time warden. A telecare/careline system with pull-cords is installed throughout the property for added peace of mind. Heating is provided by a combination of electric storage and panel heaters.

The accommodation comprises:

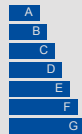
- Hall with large storage cupboard
- Generous bay windowed sitting room with feature electric fire
- Fitted kitchen with a range of units, worktops with inset stainless-steel sink and appliances including electric ceramic hob with extractor hood, electric double oven, washing machine and fridge freezer
- Two good sized double bedrooms both with built-in wardrobes
- Modern wet room style shower room with electric shower, ladder towel rail and wall board on the walls



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
Unknown



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There are well tended landscaped shared gardens which are looked after by the factor. The property is managed by Viewpoint (4 South Oswald Road, Edinburgh, EH9 2HG) and the current cost is £211 per month. This covers maintenance of all the common areas including the gardens.

Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

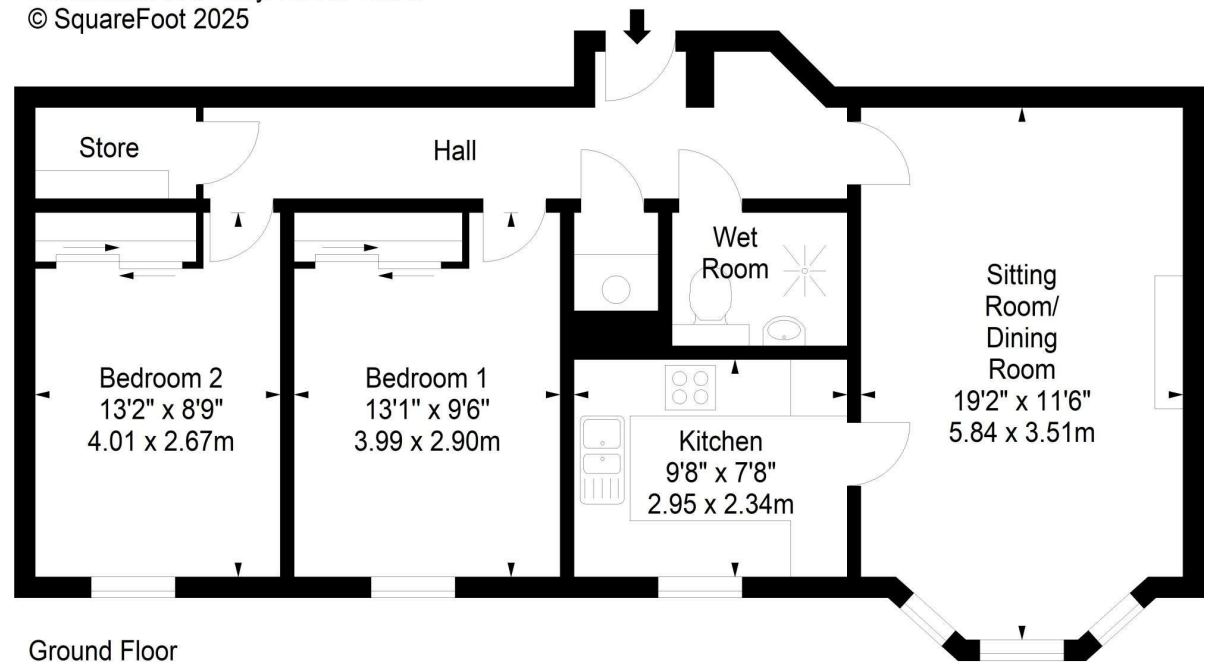




**Craiglea Place,
Edinburgh,
Midlothian, EH10 5QD**



Approx. Gross Internal Area
716 Sq Ft - 66.52 Sq M
For identification only. Not to scale.
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DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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