

COULTERS®

20/3 CRAIGLEA PLACE

MORNINGSIDE, EDINBURGH, EH10 5QD

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

20/3 Craiglea Place is a two-bedroom lower ground floor flat forming part of a retirement development located in the desirable district of Morningside, just south of the city centre.

The building benefits from a secure entry system, lift, residents' lounge and a part-time warden. There is a telecare/careline system in place with pullcords throughout the property.



Internally the accommodation comprises; hall with large storage cupboard; bay windowed sitting room; separate kitchen with fridge freezer, oven, grill, dishwasher and washing machine; two well-proportioned double bedrooms both with built-in wardrobes and a contemporary shower room.

The property has electric heating and recently fitted double glazing with new vertical blinds.



KEY FEATURES



Retirement flat in tranquil location



Secure shared entrance and lift service



Residents' lounge, onsite warden and 24 hour emergency call



Parking for residents' and visitors



Well-maintained communal grounds



Bus stop close by



EPC Rating - E



Council Tax Band - E



The factor for the development is Viewpoint and the monthly service charges are approximately £178 which includes maintenance of the communal grounds, exterior window cleaning, buildings insurance, part-time warden and Astraline 24-hour emergency response service.

The age requirement is 60, or if a couple, at least one must be 60 years old, the other being at least 55. Purchasers must be able to live independently and attend an informal meeting at the point of offering.

There are well-kept communal grounds around the development and private parking is available for residents and visitors.



THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers a diverse range of local amenities including arguably Edinburgh's best variety of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. The area has a "village like" feel, whilst boasting the famous Dominion cinema, several theatres and various supermarkets including a Waitrose & M&S. The Hermitage of Braid, Blackford Hill and Braidburn Park offer an abundance of greenspaces and a number of golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

EXTRAS

All blinds, curtains, light fittings and fitted flooring are included in the sale price. The white goods and furniture may be available subject to separate negotiation.

HOME REPORT VALUATION: £215,000



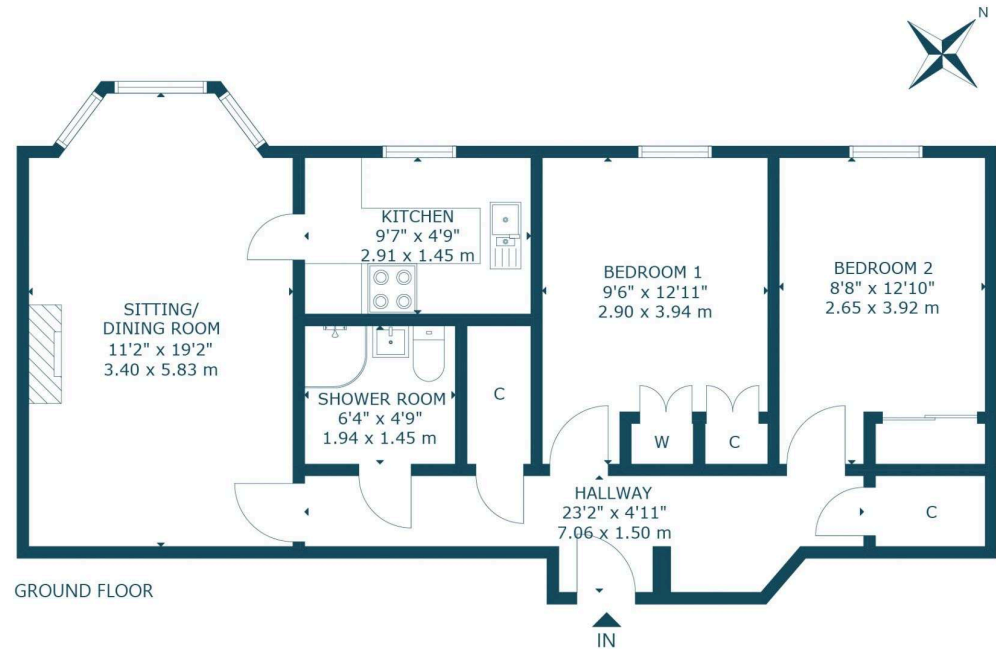
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GROUND FLOOR

20/3 CRAIGLEA PLACE, MORNINGSIDE, EDINBURGH, EH10 5QD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 699 SQ FT / 65 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.