

COULTERS[©]

86 CRAIGHOUSE GARDENS

MORNINGSIDE, EDINBURGH, EH10 5LW

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This is a unique opportunity to purchase a maindoor flat on a peaceful street in the highly desirable area of Morningside to the south of Edinburgh's city centre. The property, which is set back behind a private front garden, is arranged over two levels, ground and lower ground, and has most recently been a successful long term rental.

On the ground floor, the accommodation comprises - entrance vestibule; sizeable, south facing sitting/dining room with a recessed, adjoining fitted kitchen; double bedroom 1 with en suite shower room; and a storage cupboard off the hall. Downstairs, there is a further double bedroom with walk in wardrobe and a separate shower room.

The windows are predominately double glazed with the exception of the ground floor rear bedroom which is single glazed. Heating is operated via a gas boiler that was fitted roughly two years ago.

KEY FEATURES



Maindoor ground & lower ground flat.



Small private front garden plus shared garden.



Peaceful setting within highly desirable area of Morningside.



EPC Rating - C



Two bedrooms and two shower rooms.



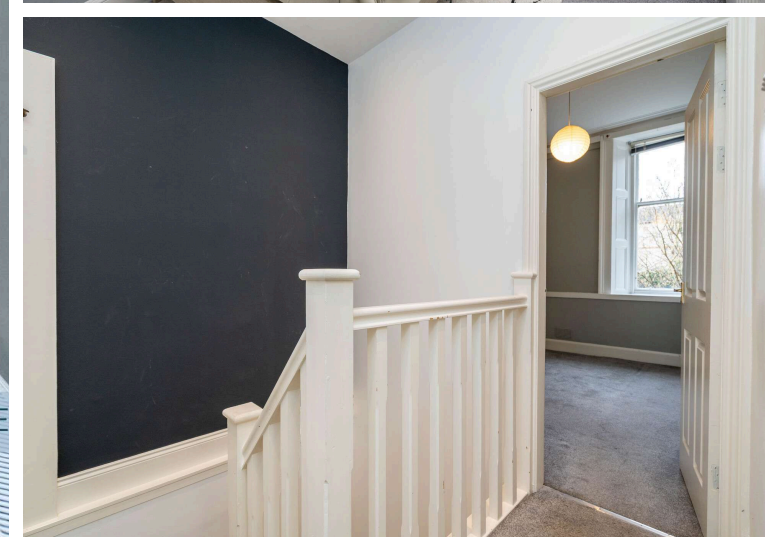
On street parking available.



Close to excellent bus route and wide range of shops.



Council Tax Band - D



There is a private, south facing front garden with patio seating area and a paved communal garden with drying line. Parking on the street is a mix of permit parking and unrestricted parking.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price.

Please note that some of the images have been virtually staged to illustrate how the rooms could be used.



THE LOCAL AREA

Located only two miles south of the City Centre, Morningside is considered one of Edinburgh's most desirable places to live. Famous for its cafes, independent shops, delicatessens and bars, Morningside offers an abundance of local amenities including a Waitrose and a Marks and Spencer. For the outdoor enthusiast or dog walker, the beautiful green spaces of the Hermitage of Braid, Braidburn Park and Blackford Hill are nearby.

It is ideally situated for Napier University's Merchiston Campus, Edinburgh University's Kings Buildings and the Royal Hospital Edinburgh. Multiple bus routes travel along Craighouse Gardens itself, whilst further services are available on Morningside Road, offering links to the City Centre and beyond. The City Bypass is also within easy reach.

The property is in catchment for:

- Boroughmuir High School
- James Gilliespie High School
- St. Peter's RC Primary School
- South Morningside Primary School

HOME REPORT VALUATION: £280,000



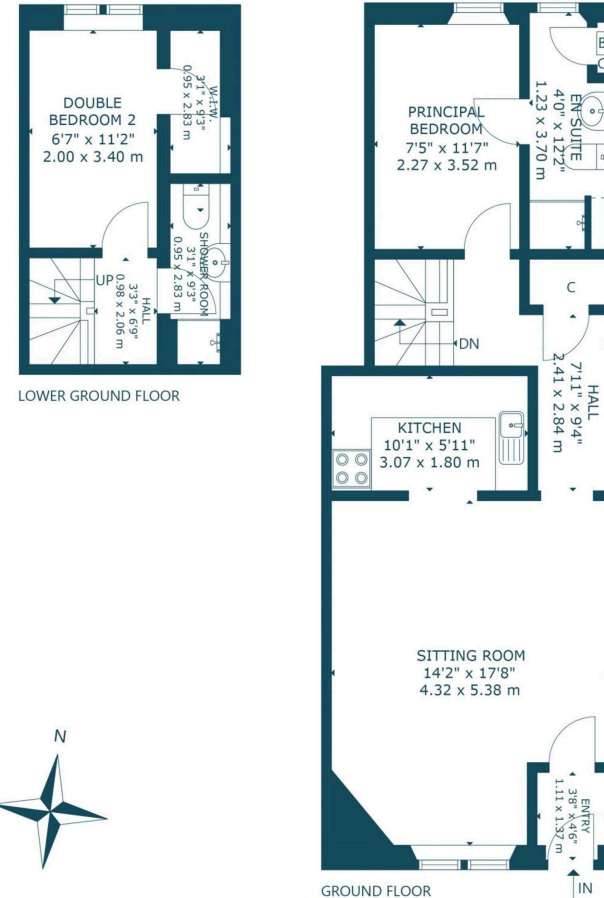
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LEGAL NOTE

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.