



Offers Over
£325,000

4 3F3 Craiglea Drive

Morningside | Edinburgh | EH10 5PA

This is a fantastic opportunity to acquire a top-floor flat in the highly sought-after Morningside area of Edinburgh. The property is ideally positioned to take full advantage of an excellent range of local amenities, including popular eateries, cafés, and bars. In addition, the flat benefits from superb transport links, offering easy access to Edinburgh City Centre as well as the wider motorway network, making it an ideal choice for both professionals and commuters.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
- 1 Box Room
-  Zoned Permit Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation begins with an inviting hallway that offers ample storage space, setting a practical and welcoming tone for the home. The south-facing reception room is a standout feature, boasting a beautiful bay window that floods the space with natural light. This elegant room also includes a central fireplace, hardwood flooring, traditional cornicing, and a charming Edinburgh press cupboard, combining classic character with comfort. The spacious dining kitchen is well-equipped with a generous range of fitted wall and base units, complemented by tiling in the splash areas. It provides an ideal space for both everyday living and entertaining. To the rear of the property, there is a well-proportioned double bedroom featuring a decorative fireplace and carpeted flooring, creating a cosy retreat. A second double bedroom, also generously sized, enjoys a bright south-facing aspect, along with hardwood floors and modern décor. In addition, the property includes a versatile box room, perfect for use as a home office or study, catering to modern lifestyle needs. The bathroom is fitted with a white three-piece suite, including a shower over the bath, complemented by stylish tiling and a heated chrome towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, residents can enjoy access to a communal rear garden, complete with seating and a drying area. Parking is well catered for, with residents' zoned permit parking available, as well as metered parking for visitors.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

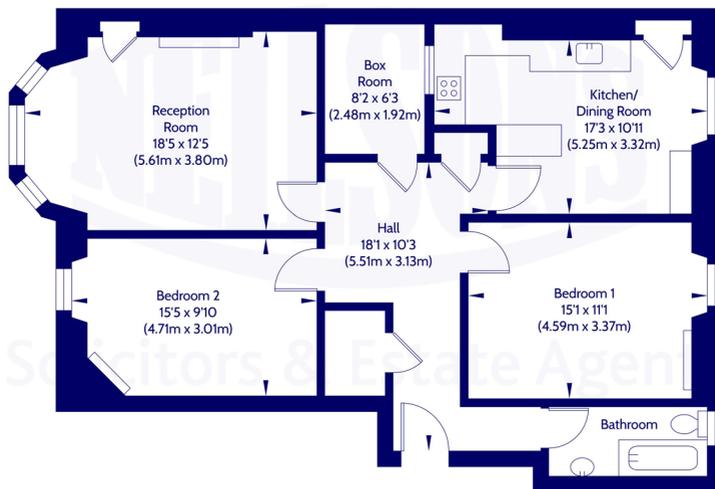
Arguably one of Edinburgh's most consistently sought after locations, the leafy district of Morningside lies to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars and a Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity. The iconic Dominion Cinema and Churchill Theatre are also both located within easy travelling distance. A regular bus services runs from this area to the city centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. There are many reputable schools in the area and the property is in the catchment for the well regarded Boroughmuir High. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of golf courses are also nearby including Braid Hills and Merchants of Edinburgh





Approx. Gross Internal Floor Area 93 Sq M / 1001 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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