





Welcome

Welcome to Craiglea Drive, this spacious, main door, three-bedroom traditional upper villa presents a fantastic opportunity for buyers seeking a characterful home with generous accommodation and outstanding potential. Offering well-proportioned rooms throughout, the property provides a flexible layout ideally suited to families, professionals, or those looking to create their ideal home. The spacious interior offers an excellent foundation for modernisation and upgrading, allowing the successful purchaser to add their own style and value. A particular feature of the property is the extensive attic space, which offers exciting potential for further development, subject to the necessary planning permissions and building consents. Whether creating additional bedrooms, a home office, or a hobby room, the attic provides scope to significantly enhance the property's accommodation. An early viewing is recommended.

- Main door entrance
- Staircase to upper landing
- Hatch to attic via a fixed ladder
- Living/dining room front facing
- Dining kitchen, door accesses stairs to garden
- Three bedrooms
- Bathroom
- Double glazing
- Electric heating system
- Shared rear garden areas
- On street parking







Morningside

Situated to the south of Edinburgh's city centre, Morningside is widely regarded as one of the capital's most desirable residential areas, known for its charming village atmosphere and excellent local amenities. Morningside offers an outstanding selection of independent boutiques, cafés, restaurants, and artisan shops, alongside well-known retailers, creating a vibrant yet relaxed community feel. Nearby Bruntsfield complements the area with further leisure options, while green spaces such as The Hermitage of Braid and Blackford Hill provide beautiful outdoor escapes within easy reach. The area is particularly popular with professionals and families alike, benefiting from highly regarded schooling options and excellent recreational facilities, including golf courses, tennis clubs, and gyms. Frequent public transport services offer quick and easy access to the city centre, as well as to the financial district and major universities, making Morningside an ideal location for commuters. Combining convenience, character, and a strong sense of community, Morningside continues to be one of Edinburgh's most sought-after addresses.

Extras

Included in the sale are the kitchen appliances, white goods and fixtures & fittings





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

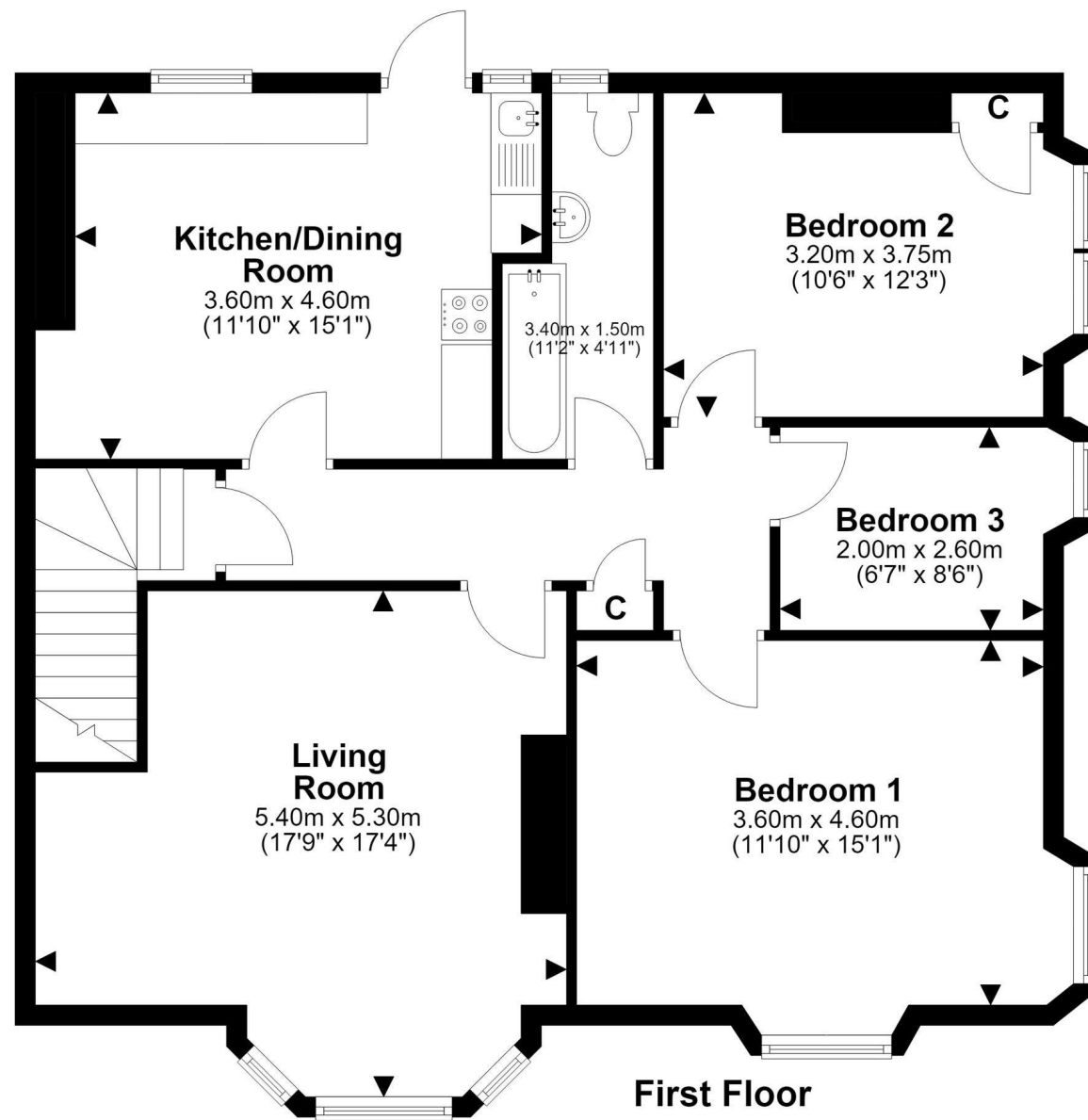
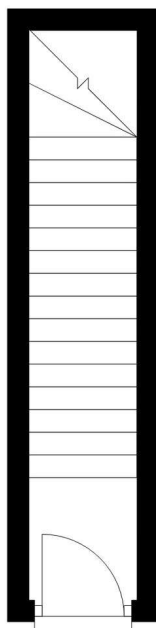
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

Ground Floor



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