NEILSONS

Solicitors & Estate Agents

Fixed Price

£355,000

4/6 Craighouse Park

Morningside | Edinburgh | EH10 5LD

Rarely available, this well presented and generously proportioned four bedroom top floor flat is quietly positioned within a sought-after pocket of the highly regarded Morningside district. Conveniently located close to excellent local amenities, reputable schooling, and reliable transport links, the property will appeal to a wide range of buyers including families, professionals, and those seeking spacious city living.

- 4 bedrooms
- 1 public room
- 1 bathroom
- Shared drying green
- Lock-up garage
  On-street free parking
- EPC Band - C
- Council Tax Band - E

Description

A welcoming entrance hallway provides access to all accommodation and benefits from useful storage provisions along with attic access via a Ramsay ladder, with the attic being partially floored and offering excellent additional storage. The bright and airy lounge is front facing and enjoys a pleasant open outlook, creating a comfortable and inviting living space. The kitchen is fully fitted and offers an abundance of wall and base units along with generous worktop space. A breakfast bar provides an informal dining option, while partial wooden panelling adds character. The kitchen enjoys a peaceful rear-facing aspect. There are three well-proportioned double bedrooms, two positioned to the front and one to the rear, one of which benefits from built-in wardrobes. All three offer ample room for freestanding furniture and flexible layout options. The fourth bedroom is a front-facing single room, ideal for use as a nursery, home office, or study. The bathroom is partially tiled and fitted with a three-piece suite with shower over bath and a heated towel rail. A separate WC with wash hand basin adds further convenience.

Additional benefits include a secure door entry system, electric heating, and double glazing throughout.

Gardens & Parking

Externally, there is a lock-up garage located to the rear of the building, a well-maintained shared drying green, and unrestricted on-street parking available for residents and visitors alike.

Extras

Selected fixtures and fittings, including; freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Viewing

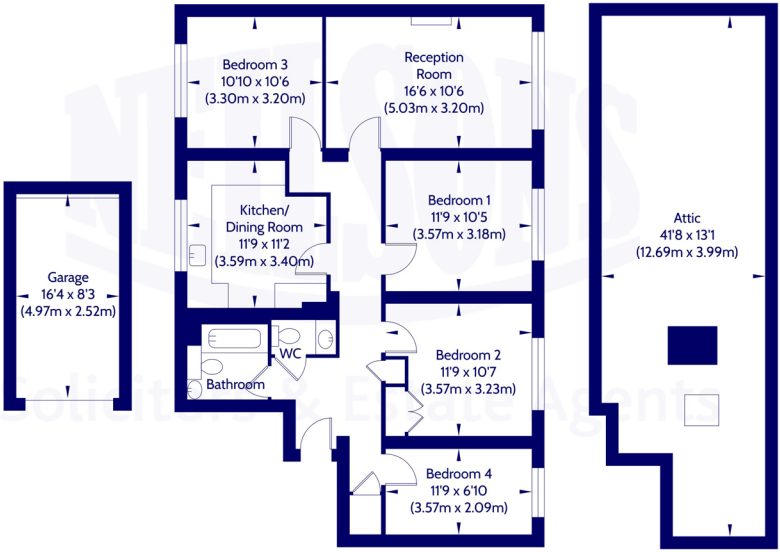
By appointment through Neilsons 0131 625 2222.

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. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchhill Theatre are also both located within easy walking 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. 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 95 Sq M / 1018 Sq Ft.

2nd 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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Our Services:

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For helpful, friendly, personal advice, get in touch.

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