



20/15 Craiglea Place

Morningside, Edinburgh, EH10 5QD



VMH ESTATE AGENTS



Bright ground floor flat in an exclusive over-60s development in the heart of Morningside

- Entrance hall with storage cupboard
- Bright & spacious sitting room
- Fitted Kitchen
- 2 double bedrooms - built in wardrobes
- Modern shower room
- Secure entry phone system
- Well maintained communal grounds
- Residents' parking
- Warden and residents' lounge
- Double glazing & electric heating

Offers Over:

£210,000



Further information can be found in the home report.

🏠 About the Property

Situated in the highly sought-after area of Morningside, this bright and well-presented two-bedroom retirement flat offers comfortable and secure living within a welcoming community setting. The development benefits from a house warden service, residents' lounge, well tended landscaped gardens and residents' parking, providing both convenience and peace of mind. The ground floor property further features double glazing and electric heating throughout, creating a warm and energy-efficient home.

Ideally located close to excellent local amenities, cafés, shops and transport links, this is an ideal opportunity to enjoy independent retirement living in one of Edinburgh's most desirable neighbourhoods.

⊕ Extras

All fitted floor coverings and carpets, blinds and curtains, light fittings, hob, extractor hood, double oven, fridge freezer and washing machine will be included in the sale.





📍 Location

Located in the south-west of Edinburgh, Morningside is one of the city's most established and desirable residential neighbourhoods, particularly popular with retirees seeking a peaceful yet well-connected lifestyle. The area is known for its attractive tree-lined streets, elegant period homes and strong sense of community, with an excellent range of independent cafés, local shops and everyday amenities centred around Morningside Road. Residents benefit from easy access to green spaces including The Hermitage of Braid and Blackford Hill Local Nature Reserve and Bruntsfield Links, offering pleasant walking routes and recreational opportunities. Morningside also enjoys reliable public transport links into Edinburgh city centre, while nearby healthcare facilities, libraries and community groups make it especially well suited to those looking for comfort, convenience and an active retirement environment.



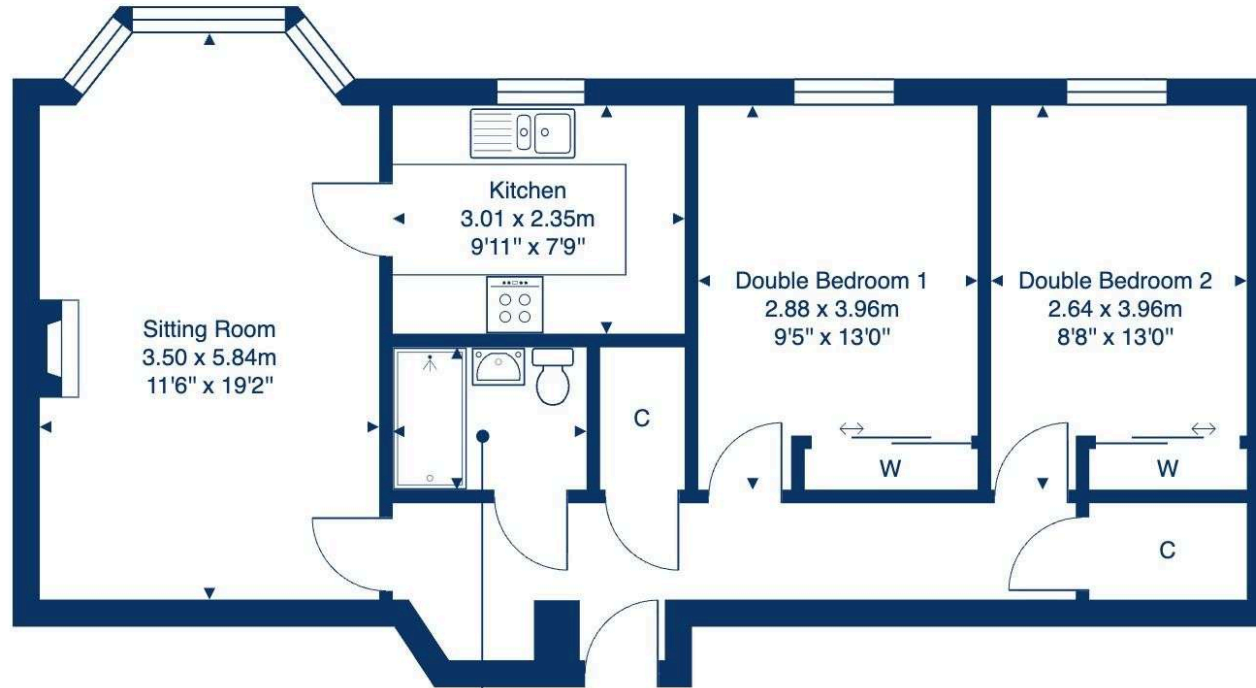
🏠 Management

The development is factored by Viewpoint at a rate of approx £211 pcm inclusive of buildings insurance, House Manager, Careline system, lift maintenance and all common areas.



Floor Plan

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Shower Room
2.00 x 1.47m
6'7" x 4'10"

Ground Floor

Total Area: 66.5 m² ... 716 ft²

All measurements are approximate and for display purposes only.





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