

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

3 2F2 CRAIGHOUSE PARK
EH10 5LB



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EPC RATING: C

OFFERS OVER £320,000

PROPERTY DESCRIPTION

- Open Hallway
- Bright triple windowed sitting/dining room with original fireplace
- Fully fitted galley style kitchen with good range of units & appliances and handy larder cupboard
- Large dual aspect master bedroom with fitted wardrobes
- Two further double bedrooms
- Bathroom with bath with mains shower over, fitted vanity sink, wc & heated towel rail
- Gas fired central heating from Worcester Greenstar 2000 boiler updated in 2001
- Upvc double glazed windows updated in 2001
- Well maintained communal rear garden with expansive lawn
- Free on street parking
- Well maintained stair with shared costs for stair cleaning & garden maintenance

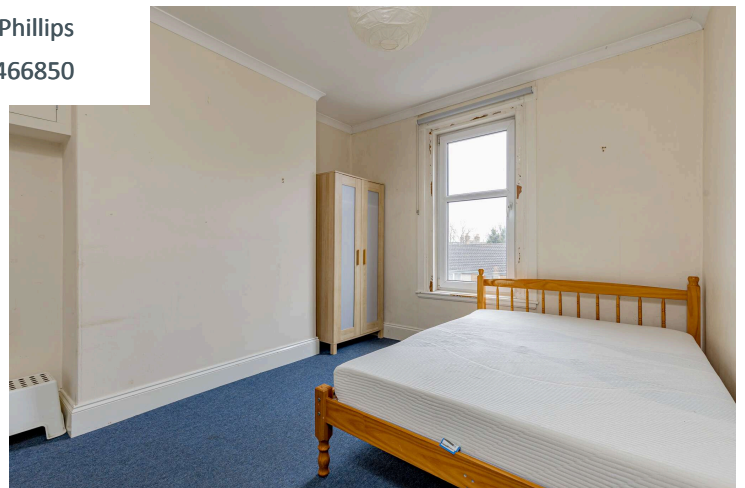


VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





SPACIOUS & BRIGHT THREE BED SECOND FLOOR FLAT IN PRESTIGIOUS MORNINGSIDE LOCATION

This large apartment would make an ideal investment or student let property, being HMO compliant, or a great family home, being in the catchment for excellent schools. The flat has a good-sized living/dining room with some lovely period detailing, a modern fitted kitchen, huge main bedroom together with two further double bedrooms and a modern bathroom. This is a well-maintained building that has had regular roof repairs, has a wonderful communal rear garden and stair cleaning. Located minutes from bus stops taking you into Morningside with its wide array of retail facilities & the city centre. Napier University is very close by. There are also a wide range of open spaces on your doorstep providing access to lovely walks & leisure pursuits.

AREA

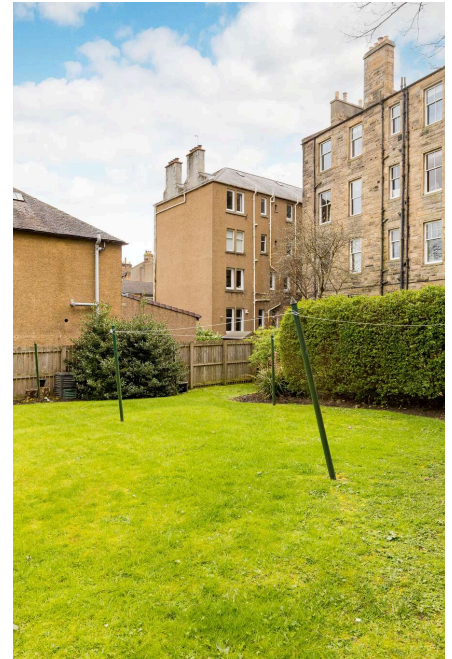
Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for Canaan Lane/South Morningside & St Peter's RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's. There are superb amenities a short walk or bus ride away, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are a good range of gyms/leisure facilities and golf courses within walking distance and the flat is also well placed for lots of walks and open spaces. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, cooker hood, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£340,000

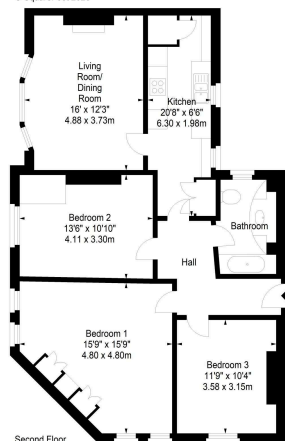


Sitting/dining room	16' x 12'3 (4.88 x 3.73m)
Kitchen	20'8 x 6'6 (6.30 x 1.98m)
Bedroom 1	15'9 x 15'9 (4.80 x 4.80m)
Bedroom 2	13'6 x 10'10 (4.11 x 3.30m)
Bedroom 3	11'9 x 10'4 (3.58 x 3.15m)

Craighouse Park,
Edinburgh,
Midlothian, EH10 5LB



Approx. Gross Internal Area
980 Sq Ft - 91.04 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.