

MORNINGSIDE
20/54 CRAIGLEA PLACE
EH10 5QD



EPC RATING: C

OFFERS OVER £175,000



FOURTH FLOOR FLAT

Well Maintained One Bed Second Floor Retirement Flat in Desirable Morningside Development

VIEWING

By App call 01314466850

PROPERTY DESCRIPTION

- Welcoming hallway with large storage cupboard
- Bright, spacious bay windowed sitting/dining room with floor to ceiling windows letting in lots of light, laminate flooring and feature fireplace with electric coal effect fire
- Fully fitted kitchen with good range of units and appliances
- Good sized double bedroom with fitted wardrobes
- Updated shower room with shower cubicle, sink & wc
- Electric storage heaters, instantaneous hot water & upvc framed double glazed windows
- Landscaped communal gardens and off street parking for residents & visitors
- Shared residents' lounge, meeting room & kitchen
- Entryphone system, lifts & bin store
- Viewpoint Housing Association maintain the building and this property currently pays around £211 per month for all the services, gardening, maintenance, cleaning & lighting of the common areas, block buildings insurance, an onsite warden and 24 hour emergency call system

LOCATION

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. There are superb amenities within a short bus ride or drive, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are a good range of gyms/leisure facilities and golf courses nearby and the property is also well placed for lots of walks and open spaces including Craiglockhart Hill, Morningside Park, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access both into town, via the excellent bus services, and out of town to the city

bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, extractor fan, washing machine & fridge freezer are included in the sale.

HOME REPORT VALUATION

£180,000

Sitting/dining room 19'2 x 11'7 (5.84 x 3.53m)

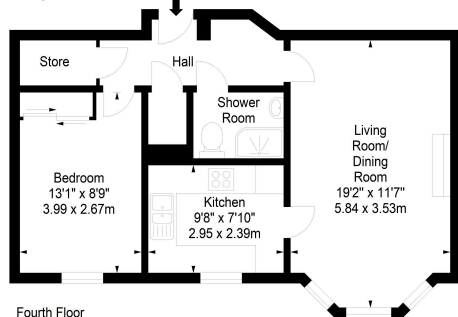
Kitchen 9'8 x 7'10 (2.95 x 2.39m)

Bedroom 13'1 x 8'9 (3.99 x 2.67m)

Craiglea Place,
Edinburgh,
Midlothian, EH10 5QD



Approx. Gross Internal Area
548 Sq Ft - 50.91 Sq M
For identification only. Not to scale.
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Contact:

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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.

