










Offers Over
£225,000

42/8 Craighouse Gardens

Morningside | Edinburgh | EH10 5TZ

An excellent opportunity has arisen to acquire this impressive and beautifully presented third-floor flat, forming part of a sought-after modern development with attractive communal gardens and residents' parking. Quietly positioned within the highly desirable Morningside district of the city, the property enjoys close proximity to superb local amenities and excellent transport links. Offering stylish and well-proportioned accommodation throughout, the flat is ideally suited to first-time buyers and professionals alike.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

The accommodation briefly comprises a secure entry system, welcoming entrance hallway with useful storage cupboard and access via a Ramsay-style ladder to a floored attic, bright and spacious twin-windowed reception room, and a fitted kitchen complete with a range of base and wall-mounted units. The property further benefits from a generously proportioned principal bedroom with mirrored fitted wardrobes, a good-sized second double bedroom, and a contemporary bathroom fitted with a three-piece suite and shower over the bath. Additional advantages include double glazing and excellent storage throughout.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven and fridge/freezer.

Gardens & Parking

The property is surrounded by well maintained landscaped communal garden grounds and for the car owner, resident's parking is available within the development.

Factor

Myreside Management are the Factoring Agents for the development to which a fee of approx. £83 per month is payable for the upkeep of the communal areas including garden maintenance and includes block buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

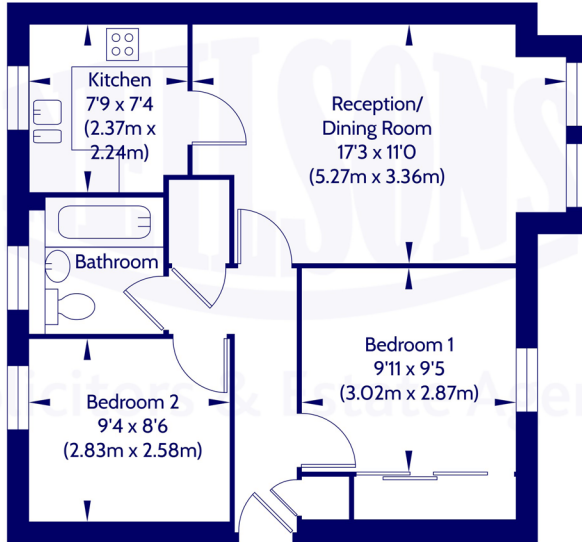
Arguably one of Edinburgh's most consistently sought after locations, the leafy district of Morningside lies to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill 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 50 Sq M / 534 Sq Ft.

3rd 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.



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