

MORNINGSIDE

51 CRAIGHOUSE GARDENS
EH10 5LR



2



1



2

EPC RATING: C

OFFERS OVER £440,000

PROPERTY DESCRIPTION

- Vestibule leading to hallway with pantry cupboard with reeded glass doors
- Bay windowed sitting room with feature fireplace – could be used as a third bedroom
- Open plan kitchen/dining/sitting room that has been extended into the garden with, sliding patio doors, black picture windows, an open skylight letting in extra light from above & timber cladding to the exterior. This area has an exceptional range of fitted units & integrated appliances, a large island, fitted bench seating for dining and a lovely sitting area with views out to the rear garden
- Two double bedrooms with open shelving & fitted storage
- Fully updated contemporary bathroom with black fittings comprising bath with shower over, vanity sink unit, wc & heated towel rail
- Gas central heating from combi boiler located in the kitchen
- Upvc double glazed windows
- Private front garden with steps up to the front door and a landscaped rear garden with lawn and areas for sitting & dining – perfect for entertaining family & friends
- Free on street parking



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 446 6850





STUNNING EXTENDED TWO BED LOWER VILLA WITH PRIVATE FRONT & REAR GARDENS IN PRESTIGIOUS MORNINGSIDE

This immaculately presented lower villa would make an ideal home for professionals, downsizers or a young family, being in the catchment for excellent schools. The extended accommodation provides a large open plan contemporary kitchen/dining room with a large island, bench seating for dining, a wonderful sitting area and sliding doors to the rear garden. There is a further reception room to the front that could equally be used as a third bedroom, two double bedrooms and an updated bathroom. Externally, there is a well-maintained front garden and a landscaped rear garden with areas for sitting & dining. The area is surrounded by wide open spaces & great leisure facilities, and there are excellent transport links into Morningside with its wide array of amenities, and on to the city centre.

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 the new 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 within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are a good range of gyms/leisure facilities and golf courses a short drive away and the property is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a children's swing park nearby. 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, electric hob, oven, dishwasher, integrated fridge freezer, wine fridge and washing machine are included in the sale.

HOME REPORT VALUATION

£450,000



Kitchen/dining/sitting room

20'5 x 15'2 (6.22 x 4.62m)

Sitting room/bedroom 3

15'2 x 12'3 (4.62 x 3.73m)

Bedroom 1

11'11 x 10'2 (3.63 x 3.10m)

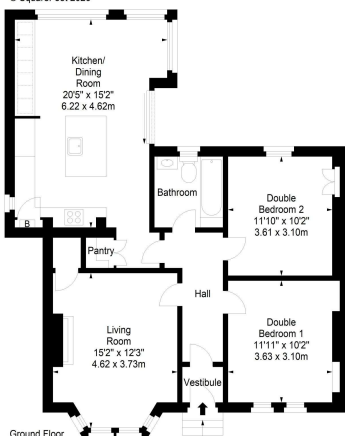
Bedroom 2

11'10 x 10'2 (3.61 x 3.10m)

Craighouse Gardens,
Edinburgh,
Midlothian, EH10 5LR



Approx. Gross Internal Area
909 Sq Ft ~ 84.45 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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.

