










Offers Over

£490,000

47/1 Sassoon Grove

Morningside | Edinburgh | EH10 5FB

Neilsons are delighted to offer on to the market this exceptionally impressive ground floor apartment, which forms part of the prestigious Craighouse development, located in the desirable Morningside area of the capital. The property offers the perfect blend of period character and modern style and is bordered by spectacular communal parkland, whilst remaining close to excellent amenities.

-  2 Bedrooms
-  1 Reception Room
-  2 Bathrooms
-  Allocated parking space
-  Communal gardens
-  EPC rating – B
-  Council tax band- F



Description

New Craig is the conversion of an A-listed building to provide luxurious, contemporary accommodation in an unrivalled setting. This ground floor apartment has been meticulously maintained by the present owner and is offered for sale in true turn-key condition. The apartment is accessed via secure video entry and briefly comprises: wide and welcoming entrance hallway with utility cupboard and excellent built-in storage, generously proportioned reception room with fresh neutral décor and a feature turret area providing the ideal dining space, stylish kitchen which has been fitted with a fantastic variety of sleek contemporary units, complete with coordinated worktops and a selection of high spec integrated appliances, twin windowed principal bedroom which enjoys a southerly facing aspect, fitted wardrobes and attractive en-suite shower room, generous second double bedroom with fitted wardrobes, and family bathroom with three piece modern suite, tiling to floor/splash areas, and over-bath shower. Benefits include gas central heating and full double glazing.



Extras

All floor coverings, blinds, integrated appliances and white goods will be included.

Great Hall, Grounds, Parking and Factor

A unique benefit of this superb development is the access to The Great Hall. Lovingly refurbished and attractively furnished to provide a wonderful community space, this breathtaking double height room retains a wealth of impressive period features and is available for the exclusive use of the residents of New Craig. Landscaped grounds surround the development and the property has its own allocated parking space, with further visitors parking also available as well as secure bicycle storage. Please note there is a factoring agreement in place for the upkeep of the communal areas. This is approximately £400 per quarter at present and includes buildings insurance.



Viewing

By appointment through Neilsons (0131 625 2222).





Location

The spectacular Craighouse development is surrounded by approximately fifty-two acres of leafy parkland, enjoying an elevated position in Edinburgh's desirable Morningside area. The development is well connected to the city via excellent public transport and is within close proximity to Morningside's fabulous selection of boutique shops, cafes, delis, restaurants and pubs. A Waitrose and Marks and Spencer's Food Hall are also close at hand. There are beautiful leafy grounds on the doorstep to run, walk the dog and stroll with the family, together with excellent nearby leisure facilities including Craiglockhart Sports Club with gym and racquet sports, and the neighbouring Merchants of Edinburgh Golf Club. Reputable schooling is only a short drive/bus journey away including the renowned George Watson's and the Edinburgh Steiner School.





Approx. Gross Internal Floor Area 105 Sq M / 1130 Sq Ft.



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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