



Offers Over  
**£575,000**

## 166 Craiglea Drive

Morningside | Edinburgh | EH10 5PU

This truly impressive end-of-terrace lower villa has been comprehensively renovated and refurbished by the present owners and offers spacious accommodation in move-in condition, close to highly regarded schools, excellent amenities, recreational facilities and transport links.

-  3 Bedrooms
-  1 Reception Room
- Dining Kitchen
-  1 Bathroom
- Utility Room
-  Front, side & rear gardens
-  Free on street parking
-  EPC Rating – D
-  Council Tax Band – E



## Description

Forming part of a handsome traditional sandstone terrace, this delightful purpose-built lower villa is situated on a peaceful residential street, just a short walk from the wide green spaces of Craiglockhart Hill East and the prestigious Craighouse Campus. Offering bright and airy accommodation with charming period features and southerly views to the Pentland Hills, the property has been comprehensively modernised to offer the perfect blend of period charm and modern convenience and is presented for sale in true move-in condition. In brief, the accommodation comprises: entrance vestibule and hallway with useful storage space, bay windowed reception room with period fireplace, stunning kitchen/dining room with modern shaker-style units, quartz worksurfaces and large pantry, separate utility room giving access to the gardens, three bedrooms and family bathroom with luxurious white suite and drench shower. Benefits include recently installed gas central heating, full double glazing and the property was fully rewired in 2021.



## Extras

The integrated oven, hob, cooker hood, microwave and dishwasher are to be included in the sale with the Quooker hot water tap available by separate negotiation. All fitted floor coverings, window blinds and light fittings with the exception of the Livingroom and kitchen/dining room are to be included.

## Gardens & Parking

The property benefits from private and enclosed gardens to the front side and rear which have been attractively landscaped for ease of maintenance. To the front, the property is set back from the street with a high degree of privacy provided by a mature privet hedge. The front garden is predominantly paved with flower and shrub borders. To the side, the garden is pebble chipped and has ample space for storage sheds with a gate giving access to the back door and utility room. The rear garden has been predominantly laid with artificial grass offering an all-seasons area for children or pets to play with raised flower bed and two patio areas offering the ideal spot for al fresco dining during the warmer months. Ample unrestricted on street parking is available.

## Viewing

By appointment through Neilsons 0131 625 2222.





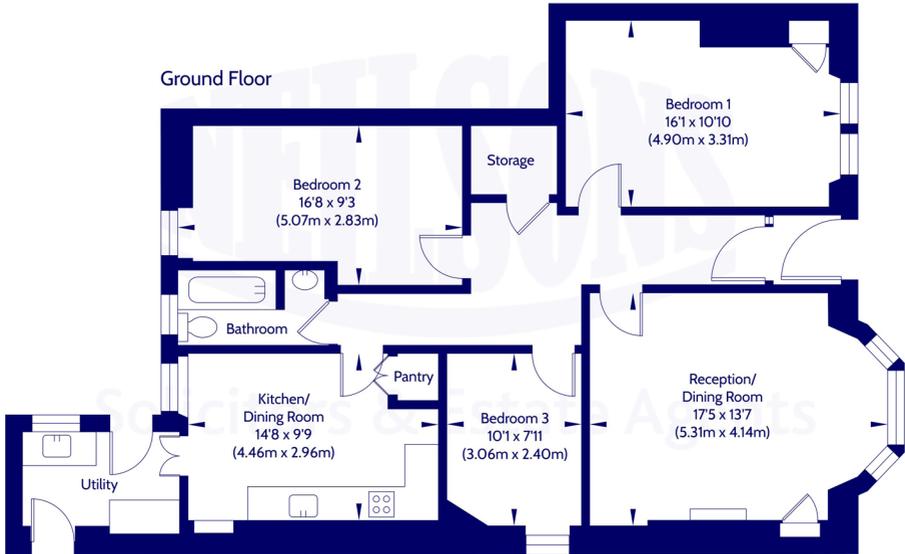
## Location

Craiglea Drive is a wide and attractive street of residential Victorian and Edwardian properties in the ever-popular South Edinburgh district of Morningside. Long established as one of Edinburgh's most desirable neighbourhoods, the area is popular with families thanks to excellent schools offering education from nursery to secondary level in both the public and private sectors, with this property falling within the catchment areas for both South Morningside Primary School and Boroughmuir High School. A superb choice of parks and green spaces are available in the area, offering the perfect retreat from busy city life, whilst a wide range of highly regarded independent shops and stores provide for day-to-day needs along with Waitrose & M&S supermarkets. A wealth of recreational and entertainment facilities are available locally including the charming Dominion Cinema and the Churchill Theatre along with highly regarded cafes, bars and restaurants. Excellent local bus services provide swift access to the city centre and surrounding areas and by car, the city bypass is within easy reach to the south.





Approx. Gross Internal Floor Area 100 Sq M / 1076 Sq Ft.



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.



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