










Offers Over
£250,000

10 1F2 Craiglea Drive

Morningside | Edinburgh | EH10 5PA

Fantastic opportunity to purchase this first floor flat in the prestigious Morningside area of Edinburgh, ideally located to take advantage of the excellent local amenities, eateries and bars with excellent local transport links to the City Centre and the motorway network easy accessible.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Permit and Meter Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Internally the accommodation comprises; inviting hallway with storage; spacious open living offering a due south reception area a central focal fireplace, Edinburgh press with sash and case windows, the kitchen a range of modern white wall and base units, matching worktop and splashback and separate utility cupboard; principal double bedroom with a feature décor wall, Edinburgh press and En-suite shower room; secondary well proportioned double bedroom, again enjoying a sunny southern aspect and ample space for free standing furniture; crisp white three piece bathroom suite benefitting from an electric shower over the bath with full height complimenting tiling around and chrome heated towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

To the rear is a generous communal garden, mostly laid to lawn with patio border and mature trees and shrubbery for additional privacy. To the front and surrounding streets is ample permit parking for residents with further pay and display areas for visitors.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Morningside is an extremely desirable residential location situated just South of the city centre. The area boasts first rate local artisan bistros, restaurants, bars, cafes, and specialist shops, together with a Waitrose supermarket, Sainsbury's Local and M&S Food store. There are quick and frequent transport links on your doorstep including the city bypass moments away. There is vast sprawling open green spaces conveniently close for pleasant strolls with a cinema, theatre and Hillend dry ski slope within easy reach.

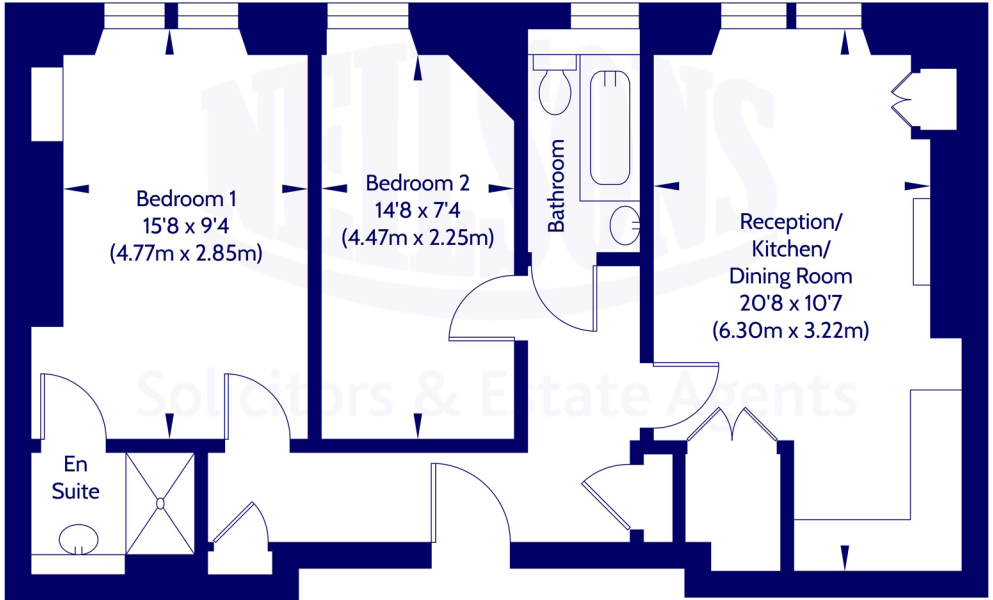


First Floor

Approx. Internal Area 63.18 Sq M / 680 Sq Ft.

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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