

COULTERS[©]



48/1 CRAIGHOUSE GARDENS

MORNINGSIDE, EDINBURGH, EH10 5TZ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

48/1 Craighouse Gardens is a superb, ground floor flat situated on a peaceful cul-de-sac in the highly desirable area of Morningside. The property forms part of a factored building and is accessed via a secure, shared entrance with a door entry phone system.

The accommodation comprises - sitting/dining room with door leading to the fitted kitchen; double bedroom 1 with fitted wardrobes/storage; double bedroom 2 with fitted storage; bathroom with shower over the bath; and hall with two storage cupboards. The flat has double glazing fitted throughout and a modern electric heating system.

There are landscaped communal grounds, ample residents parking within a private car park and bike storage located within the pend leading to the resident's car park.

KEY FEATURES

-  Well presented ground floor flat.
-  2 double bedrooms with built-in storage.
-  Landscaped communal gardens.
-  Ample off-street resident's parking.
-  Peaceful setting within highly desirable area of Morningside.
-  Close to excellent bus route and wide range of shops



EXTRAS

All kitchen appliances, blinds and light fittings are included in the sale price. Other items of furniture are available by separate negotiation.

The property is factored by Myreside Management. Approximate monthly costs are £60 and include cleaning of communal areas, maintenance of the grounds and building and buildings insurance.



THE LOCAL AREA

Located only 2 miles south of the City Centre, Morningside is considered one of Edinburgh's most desirable places to live. Famous for its cafes, independent shops, delicatessens and bars, Morningside offers an abundance of local amenities including a Waitrose and a Marks and Spencer.

It is ideally situated for Napier University's Merchiston Campus, Edinburgh University's Kings Buildings and the Royal Hospital Edinburgh.

For the outdoor enthusiast or dog walker, the beautiful green spaces of the Hermitage of Braid, Braidburn Park and Blackford Hill are nearby.

Multiple bus routes travel up Morningside Road towards the City Centre and the City Bypass is within easy reach.

GET IN TOUCH



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0131 603 7333



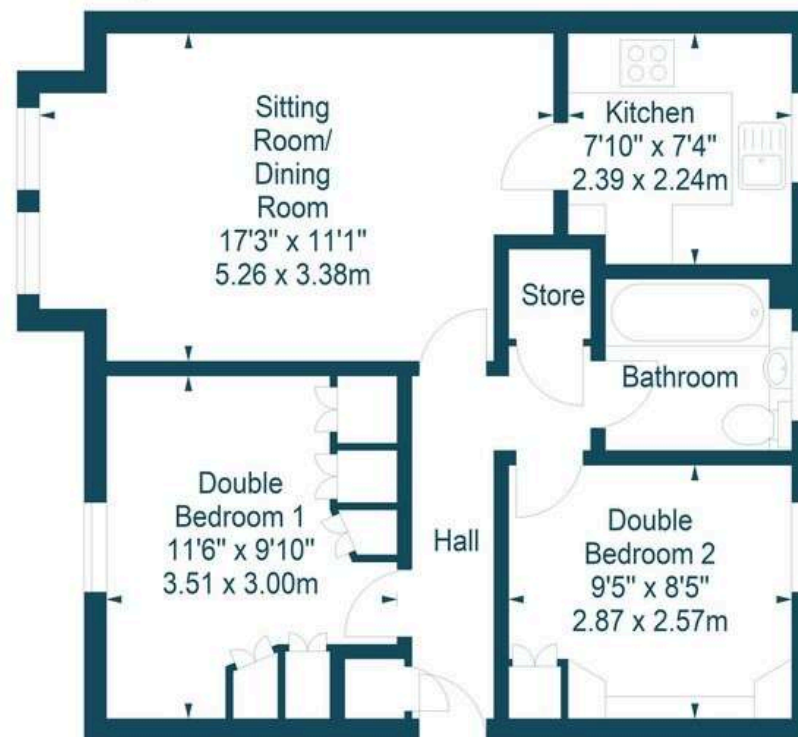
enquiries@coultersproperty.co.uk

Craighouse Gardens,
Edinburgh,
Midlothian, EH10 5TZ



SquareFoot

Approx. Gross Internal Area
545 Sq Ft - 50.63 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.