

MORNINGSIDE
20/16 CRAIGLEA PLACE
EH10 5QD



EPC RATING: D

OFFERS OVER £155,000



BEAUTIFULLY MODERNISED ONE BED GROUND FLOOR RETIREMENT FLAT IN DESIRABLE MORNINGSIDE DEVELOPMENT

Set in a quiet location close to the wide open spaces of Craiglockhart Hill, this superb retirement flat would make a great home, having been updated over recent years with a contemporary kitchen and bathroom. The development itself provides amazing on site amenities and there are excellent transport facilities into Morningside available on your doorstep. Merchants Golf Course is close by and Craiglockhart Leisure Centre is a short drive away, ideal for leisure pursuits.

VIEWING

Sun 2-4pm or pls call Jardine Phillips 0131 4466850

PROPERTY DESCRIPTION

- Welcoming hallway with large storage cupboard housing the hot water tank & a further storage cupboard
- Immaculately presented sitting/dining room with bay with floor to ceiling windows letting in lots of light, laminate flooring and feature fireplace with electric coal effect fire
- Amazing kitchen with wide range of grey high gloss units with integrated appliances and a handy breakfast bar
- Good sized double bedroom with fitted wardrobes
- Fully updated shower room with large walk in shower, grey high gloss vanity sink unit, wc & marble effect wall panelling
- Upgraded electric storage heaters & double glazed windows
- Landscaped communal gardens and off street parking for residents & visitors
- Shared residents' lounge, meeting room and kitchen
- Entryphone system, lifts & bin store
- Viewpoint Housing Association maintain the building and this property currently pays around £168 per month for all the services, gardening, maintenance, cleaning & lighting of the common areas, block buildings insurance, an onsite warden and 24 hour emergency call system
- Residents must be at least 60 years old and demonstrate that they can live independently or, if a couple, at least one must be 60 years old and the other at least 55. They must be approved by Viewpoint Housing Association prior to purchase

AREA

Morningside is a very popular area in the south of the city which offers an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available in Morningside and nearby Bruntsfield. There are superb amenities a short bus ride away, including the library, the very popular independent Dominion Cinema & Church Hill Theatre. There are also a range of gyms and leisure facilities a short drive away, together with the Merchants of Edinburgh and Braid Hills golf courses. The flat is also well placed for lots of walks and open spaces including Craiglockhart Hill and Braidburn Valley Park. There is easy access both into Morningside and the city centre, 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, electric oven, cooker hood, washing machine, fridge & freezer are included in the sale.

HOME REPORT VALUATION

£160,000

Sitting/dining room	19'2 x 11'5 (5.84 x 3.48m)
Kitchen	9'10 x 7'11 (3.00 x 2.41m)
Bedroom	13'2 x 8'10 (4.01 x 2.69m)

Contact:

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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.

Craiglea Place,
Edinburgh,
Midlothian, EH10 5QD



Approx. Gross Internal Area
557 Sq Ft - 51.75 Sq M
For identification only. Not to scale.
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