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Offers Over

**£550,000**

## 47/3 Sassoon Grove

Morningside | Edinburgh | EH10 5FB

Neilsons are delighted to offer on to the market this exceptionally impressive first 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, is bordered by spectacular communal parkland and benefits from an allocated parking space.

-  2 bedrooms
-  2 public room
-  2 bathrooms
-  Allocated parking space
-  Communal gardens
-  EPC rating – B
-  Council tax band- G



## Description

The accommodation is accessed via secure entry and briefly comprises: entrance hallway with utility cupboard and excellent built-in storage, generously proportioned bay fronted reception room with fresh neutral décor, ornate cornice work and wood flooring, stylish dining kitchen with focal turreted area featuring a beautiful decorative ceiling and three windows with working shutters, the kitchen has been fitted with a fantastic variety of sleek contemporary units, complete with coordinated worktops and a selection of high spec integrated appliances, dual facing principal bedroom which enjoys a southerly facing aspect, fitted wardrobes and attractive en-suite shower room, second double bedroom, and family bathroom with three piece modern suite, tiling to floor/splash areas, and over-bath shower.



## Extras

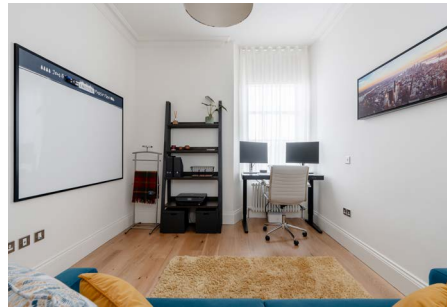
All floor coverings, blinds, integrated appliances and white goods will be included. Please note no guarantees will be offered. The light fittings in the living room, kitchen, dining area and spare room will not be included.

## Parking, Factor and Grounds

The property has its own allocated parking space, and some visitors parking is also available. As previously mentioned, the developments boasts acres of lush well-kept parkland for all residents in the building to enjoy. Access to the Grand Hall will also be available soon, offering a tranquil communal space to enjoy. Please note there is a factoring agreement in place for the upkeep of the communal areas. This is approximately £375 per quarter at present.

## Viewing

By appointment through Neilsons (0131 625 2222).







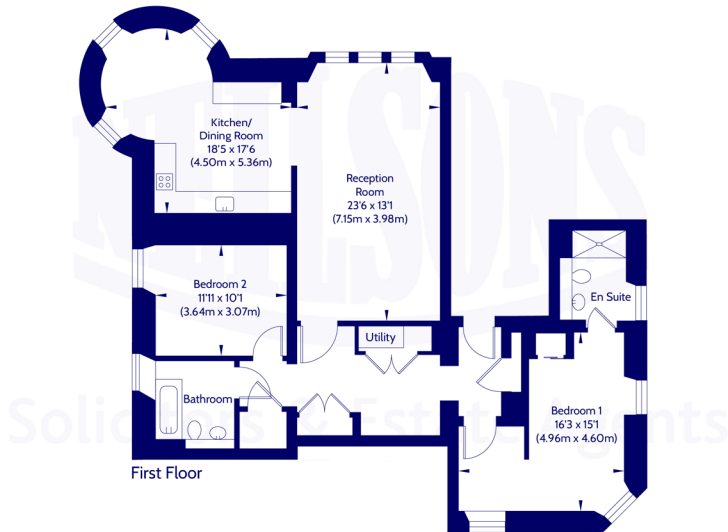
## Location

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 at the neighbouring Merchants of Edinburgh Golf Club and local tennis 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 113.42 Sq M / 1221 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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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