



# 72/11 Craighouse Gardens

MORNINGSIDE | EDINBURGH | EH10 5UN



MURRAY  
BEITH  
MURRAY



# 72/11 Craighouse Gardens

MORNINGSIDE | EDINBURGH | EH10 5UN

71/11 Craighouse Gardens is a well-presented, top-floor flat within a mature modern development, set amidst beautifully maintained landscaped gardens. Morningside is one of Edinburgh's most desirable locations with a wide array of boutique shops and cafes, as well as a Waitrose supermarket and Marks and Spencer Foodhall.

The well-proportioned accommodation comprises: welcoming hall with 2 storage cupboards; spacious living room; fitted kitchen with a range of wall mounted and floor standing units; double bedroom 1 with built-in-wardrobes; double bedroom 2 with built-in-wardrobes, family bathroom with a white three-piece suit comprising WC, wash hand basin and bath with shower over.

Extensive and beautifully maintained communal gardens.

Private residents' parking.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". The appliances include a fridge, freezer, oven, hob, and washing machine; are all included in the sale.

**Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ**

T: 0131 225 1200 F: 0131 225 4412 E: [property@murraybeith.co.uk](mailto:property@murraybeith.co.uk)

[www.murraybeith.co.uk](http://www.murraybeith.co.uk)

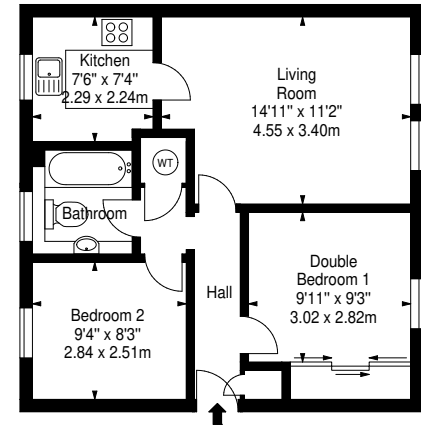
The following note is of crucial importance to intending viewers and/or purchasers of the property.  
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Craighouse Gardens,  
Edinburgh,  
Midlothian, EH10 5UN



Approx. Gross Internal Area  
523 Sq Ft - 48.59 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Third Floor



## Location

Morningside is one of Edinburgh's most sought-after residential areas, situated to the south of the city centre. A wide range of excellent amenities is available locally, including both a Waitrose and M & S Food Hall, a great selection of restaurants and bars, a cinema, theatre and other numerous boutique cafes and shops. Pre-school, primary and secondary schooling are all available nearby, as well as George Watson's College, George Heriot's school and Merchiston Castle school. There are excellent leisure facilities close by, especially the Easter Craiglockhart Hill Local Nature Reserve. Both Meggetland Sports Complex and Craiglockhart Leisure and Tennis Centre are easily accessible. The Braid and Blackford hills for the outdoor enthusiast provide delightful walks as well as both public and private golf courses. Also close at hand are the Morningside Library, the Dominion Cinema and the Church Hill Theatre. The city centre itself is easily accessible by public transport, with buses 23 and 38 having stops on Craighouse Gardens, approximately 150 yards away. The Edinburgh Bypass leads to the motorway network of central Scotland and Edinburgh' international airport and is also a short drive away.