



20/41 Craiglea Place,
Morningside, Edinburgh, EH10 5QD

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Stairs & lift to upper levels.
- Reception hall with excellent storage.
- Attractive living room/dining room with bay window.
- Feature fireplace.
- Good sized kitchen with appliances.
- Two generously proportioned double bedrooms with built in mirrored wardrobes.
- Shower room.
- Electric heating.
- Double glazing.
- Well maintained communal grounds.
- Resident's parking.
- House Manager.
- Communal Lounge.
- 24-hour careline system and pull cords in each room.
- Fifty metre walk to Craighouse Estate.



GENERAL DESCRIPTION

A freshly presented South facing first floor retirement flat forming part of a sought-after development in the prestigious Morningside district of the city, a short journey to the main thoroughfare of Morningside itself and also the City Centre. The property would be ideal for somebody downsizing and looking to stay within the area with its prime location offering excellent shops, bars and restaurants within walking distance. The flat is perfectly positioned within the development with quick and easy access to the resident's car park.

FACTORING NOTE:

The development is factored by Viewpoint Housing at an approximate charge of £178 per calendar month. This covers the cost of the maintenance of all the communal areas, the blocks buildings insurance, house manager and the 24 hour careline 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.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

E.
APPROXIMATELY 2.1 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 9.6 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Morningside is an extremely 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 well renowned 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. Residents can acquire a yearly social membership to The Merchants of Edinburgh golf club and gain access to the club facilities and benefits including preferential rates on food and drink. 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: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FREESTANDING FRIDGE FREEZER, DISHWASHER, AUTOMATIC WASHING MACHINE AND MICROWAVE. TUMBLE DRYER WITHIN THE HALL CUPBOARD WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE. THE FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.





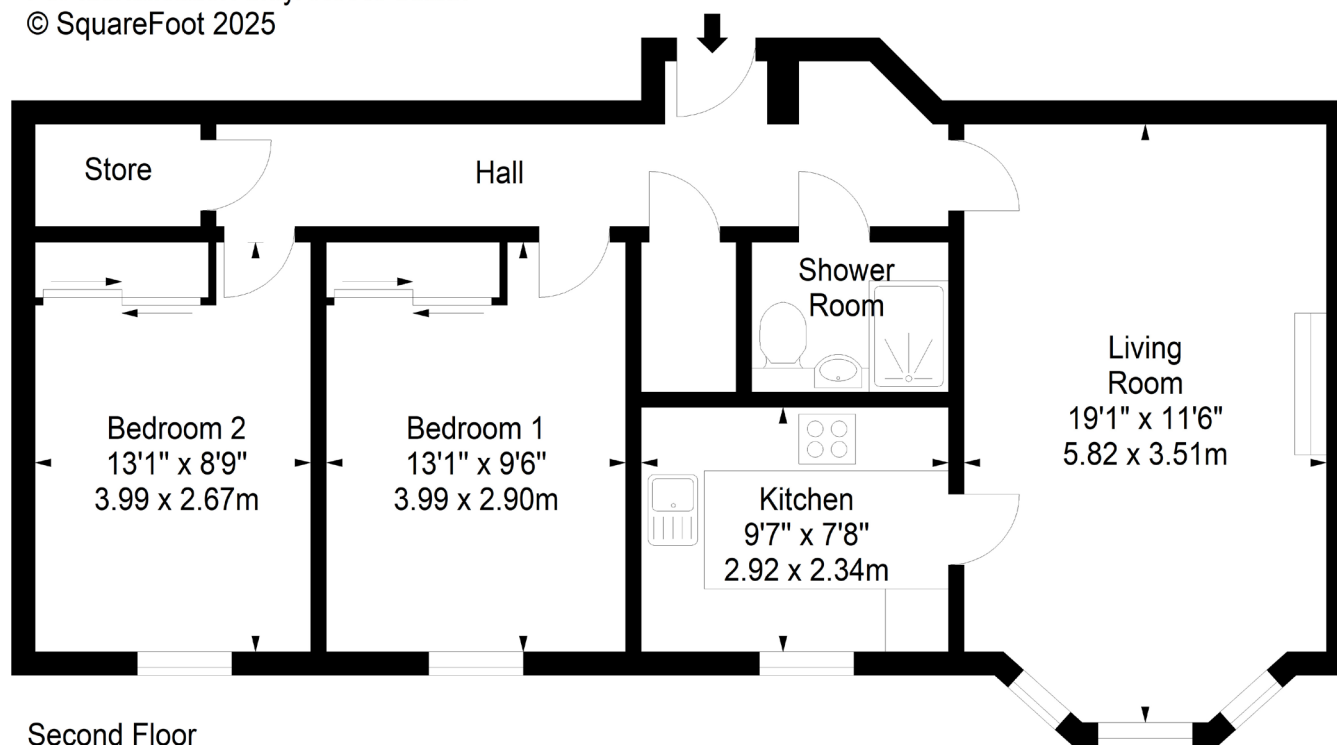
Craiglea Place, Edinburgh, Midlothian, EH10 5QD



Approx. Gross Internal Area
716 Sq Ft - 66.52 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.