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Offers Over

£515,000

Apartment 1, 65 Sassoon Grove

Morningside | Edinburgh | EH10 5FB

An exceptionally stylish and well-proportioned ground floor apartment, forming part of the impressive Craighouse development and enjoying a superb location in the capital's leafy Morningside area. Internally the property is in immaculate move-in condition throughout and offers a flexible, contemporary living space, well suited to the professional couple or downsizer alike.

-  2 bedroom
-  1 public room
-  2 bathroom
-  Allocated parking space
-  Communal gardens
-  EPC rating – B
-  Council tax band- G



Description

The internal accommodation is accessed via secure entry and briefly comprises: extensive hallway with built-in storage and a neatly concealed utility space, generously proportioned reception/dining kitchen which features high quality flooring, fresh neutral décor and near floor to ceiling windows affording delightful views over the surrounding greenery and towards the city centre, the kitchen area has been fitted with a superb range of sleek contemporary units to include a breakfast bar and a variety of high spec integrated appliances, spacious principal bedroom with fitted wardrobes and en-suite with luxury two piece white suite and tiled enclosure with drench shower, second good sized double bedroom with fitted wardrobes, and family bathroom with contemporary three piece white suite, underfloor heating and over-bath shower.



Extras

All floor coverings, light fittings, blinds and the integrated appliances will be included in the sale.

Gardens and Factor

The property is surrounded by acres of beautifully kept garden grounds, perfect for walking the dog and exercising. There is an allocated parking space, ample visitors parking and an EV charge point. To the rear is a shared garden and secure bike storage is also available. Please note a factoring agreement is in place with James Gibb for the upkeep of the communal areas. This is presently charged at £92 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





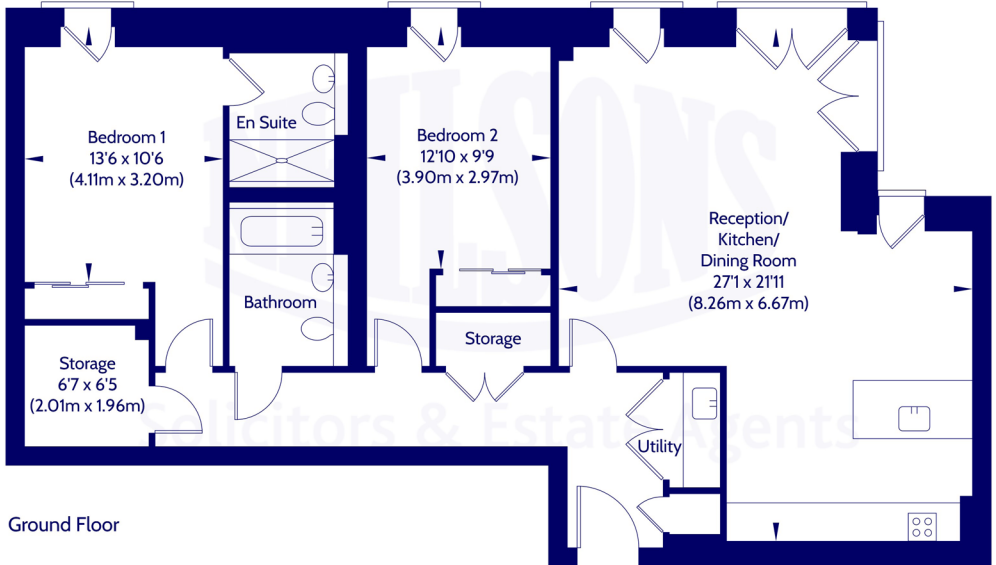
Location

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 104.33 Sq M / 1123 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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