

Jardine Phillips  
Solicitors • Estate Agents

MORNINGSIDE

11 CRAIGHOUSE PARK  
EH10 5LB



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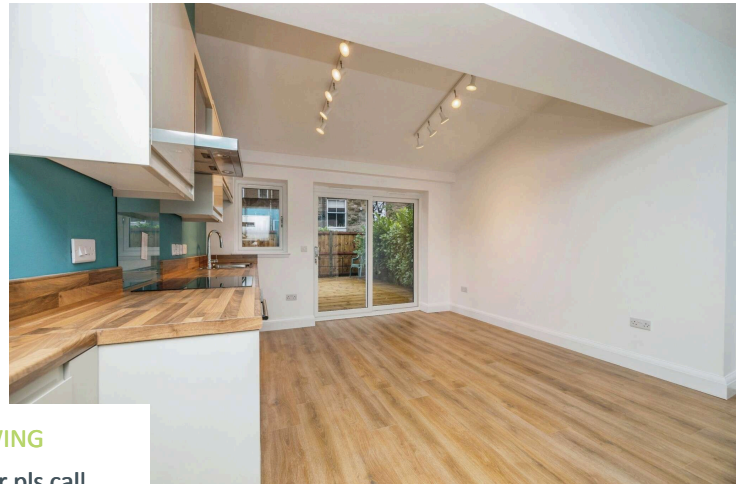
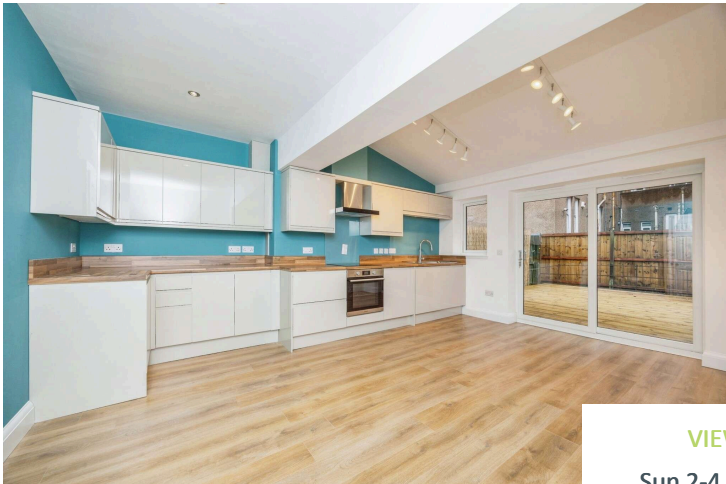
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EPC RATING: C

OFFERS OVER £475,000

## PROPERTY DESCRIPTION

- Hallway with staircase to the upper floors
- Front bay windowed living room with access to understairs storage
- Expansive open plan kitchen/dining room with excellent range of high gloss kitchen units & appliances with lots of space for dining & entertaining, with sliding patio doors to the rear
- Two double bedrooms on the first floor
- Family bathroom with bath with shower over and built in grey vanity sink unit, wc & chrome heated towel rail
- Master bedroom on second floor with dormer to rear and twin velux windows to front, leading to
- Ensuite shower room with shower cubicle, vanity sink unit, wc & chrome heated towel rail
- Gas fired central heating from condensing boiler located in the family bathroom
- Double glazed windows
- Paved front garden with hedging
- Easily maintained, decked rear south facing garden
- Free on street parking



## VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





## NEWLY UPGRADED, EXTENDED THREE BED TERRACED HOUSE IN EXCELLENT SCHOOL CATCHMENT

Located in a quiet cul de sac in the prestigious area of Morningside, this superbly extended property would make an ideal home for a professional couple or young family, being in the catchment for the well renowned South Morningside & Canaan Lane Primary Schools & Boroughmuir High School. Neutrally decorated and ready to move into with large open plan kitchen/dining room, front reception room, three double bedrooms, two bathrooms and a great decked garden. A short walk or bus ride to all the amazing amenities of Morningside, with wonderful open spaces on your doorstep.

### AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. The property is also close to Bruntsfield & Craiglockhart with their array of facilities. Local schooling is well renowned and the property is in the catchment for the new Canaan Lane, South Morningside & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities a short walk or bus ride away, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities and golf courses. The house is also well placed for lots of walks and open spaces including Morningside Park, Craighouse & Craiglockhart Hills and Braidburn Valley Park. There is easy access into town via

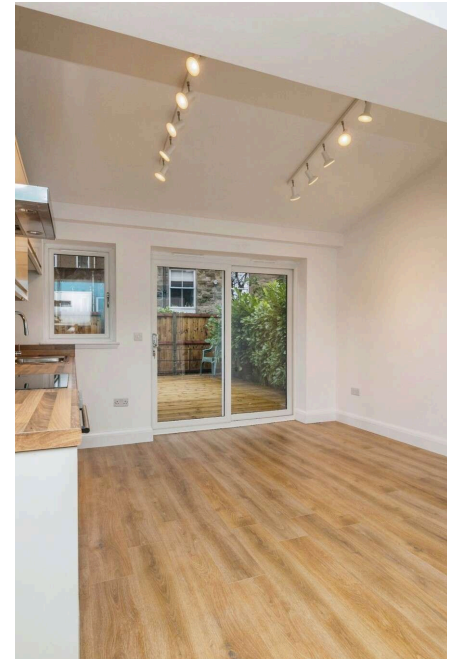
the local bus services, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

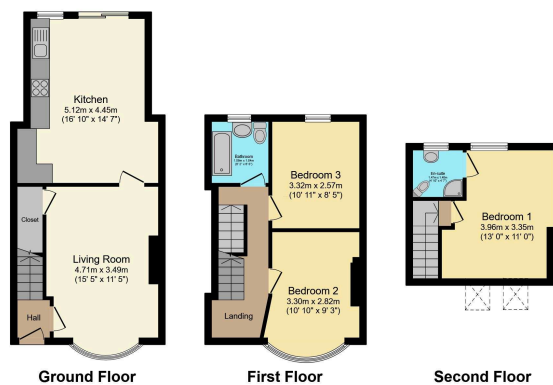
The light fittings, electric hob, electric oven, cooker hood, dishwasher, integrated washing machine are included in the sale.

### HOME REPORT VALUATION

£495,000



Living room	15'5 x 11'5 (4.71 x 3.49m)
Kitchen/dining room	16'10 x 14'7 (5.12 x 4.45m)
Bedroom 1	13' x 11' (3.96 x 3.35m)
Bedroom 2	10'10 x 9'3 (3.30m x 2.82m)
Bedroom 3	10'11 x 8'5 (3.32 x 2.57m)



Total floor area 90.4 m<sup>2</sup> (973 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.localagent.com](http://www.localagent.com)

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 dosing date. The sellers reserve the right to sell without imposing a dosing 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.