




McEwan Fraser Legal
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80/7 Craighouse Gardens

MORNINGSIDE, EDINBURGH, EH10 5LW

BATHROOM



KITCHEN



HALLWAY



LOUNGE



BEDROOM ONE



BEDROOM TWO



A HIGHLY DESIRABLE
TWO BEDROOM FLAT IN
EDINBURGH'S DESIRABLE
CRAIGHOUSE AREA

80/17

CRAIGHOUSE GARDENS, MORNINGSID, EDINBURGH, EH10 5LW

This property sits on Craighouse Gardens, in the heart of Morningside and west of the Braids, in a highly sought after residential area. There is a selection of local amenities on Comiston Road, with a superb selection of independent specialist shops, high street shops, bars, cafés, restaurants and a Waitrose supermarket all can be found in Morningside. Further afield, Straiton Retail Park is a short drive away, which includes a Sainsbury's and a Marks & Spencer food outlet.

A good selection of quality schools are available within the catchment from primary through to secondary level and in the private sector, George Watson's. For further education,

McEwan Fraser Legal are delighted to present this bright and attractive top floor flat which occupies a prime position within this prestigious location. The flat is entered from a well-kept communal stairwell via a security entry phone system. The development itself benefits from communal gardens, and the flat itself has more than adequate on-street parking.

The accommodation consists of an entrance hallway, which has been freshly fitted with new carpet, with a good-sized storage cupboard. From the entrance hallway, we find a most impressive lounge which is flooded with light thanks to large windows to the front of the property. The kitchen is well proportioned and is fully fitted with a fridge freezer, oven, hob dishwasher and washer/dryer. The kitchen also

two of Napier Universities main campuses are close by.

Lying on the outer limits of Edinburgh City centre, the location offers superb outdoor leisure activities, with nearby Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive, with walking, biking and skiing on offer. For golf enthusiasts, there are numerous golf courses, including Braidhills and Mortonhall. There are superb transport links, with regular bus services to the city centre and the City Bypass is a few minutes by car, offering quick easy access to the major road networks and Edinburgh International Airport.

features lighting in and under the wall counter units.

The master bedroom features a large window facing the rear of the property, allowing for a lot of light to fill this space. There are also double fitted wardrobes as well as three other large storage cupboards. Bedroom two is double in size and again provides an excellent bright bedroom, the bathroom comes partly tiled with a white three-piece suite. This completes the accommodation on offer.

Gas central heating system has been installed and this, along with comprehensive window units, should help ensure a warm, comfortable yet cost effective living environment.

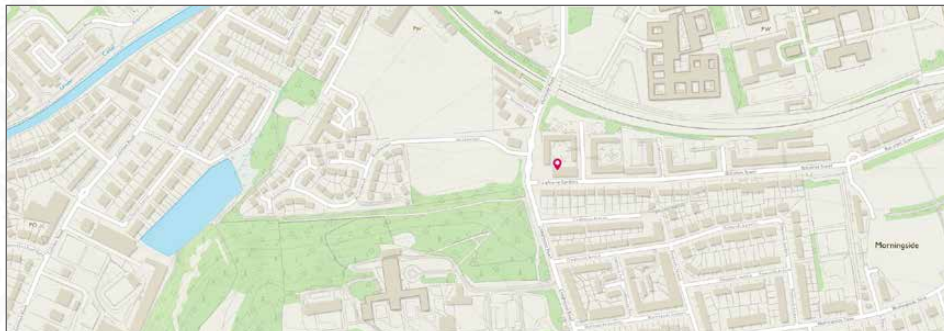


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PROPERTY SPECIFICATIONS

Approximate Dimensions

(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 4.96m (16'3") x 3.66m (12') |
| Kitchen | 2.57m (8'5") x 1.97m (6'6") |
| Bedroom 1 | 4.32m (14'2") x 3.64m (11'11") |
| Bedroom 2 | 4.32m (14'2") x 2.34m (7'8") |
| Bathroom | 3.35m (11') x 1.84m (6') |

Gross internal floor area (m²)

73m²

EPC Rating

D

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Part
Exchange
Available

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