

FLAT 7, 49 SASSOON GROVE, CRAIGLOCKHART, EDINBURGH, EH10 5FB



McEwan Fraser Legal is delighted to present this three/or four-bedroom, generously proportioned home with lovely views of Edinburgh and Greenspace. The property is finished to an excellent standard, and viewing is highly recommended to get a feel for the property on offer. The property was built in the 19th century, formerly part of the Royal Edinburgh Hospital and more recently served as part of the Edinburgh Napier University until the prestigious developers Quartermile took responsibility for development into luxurious apartments and townhouses.



Inside, the property consists of a spacious living area, which is a real feature of the property with bay windows, stunning finishes and various possibilities for freestanding furniture options. The fully equipped kitchen diner has an expansive island and ample dining space. This room caters to daily family life and entertaining.





THE KITCHEN/DINER





THE MASTER BEDROOM

The property boasts two large double bedrooms and two smaller bedrooms, which would serve well as home office spaces, children's rooms or guest bedrooms.

There is one three-piece modern main family bathroom as well as an en-suite master bedroom, both of which have been finished to a high standard.





BEDROOM TWO

BEDROOMS THREE & FOUR





THE BATHROOM



EXTERNALS

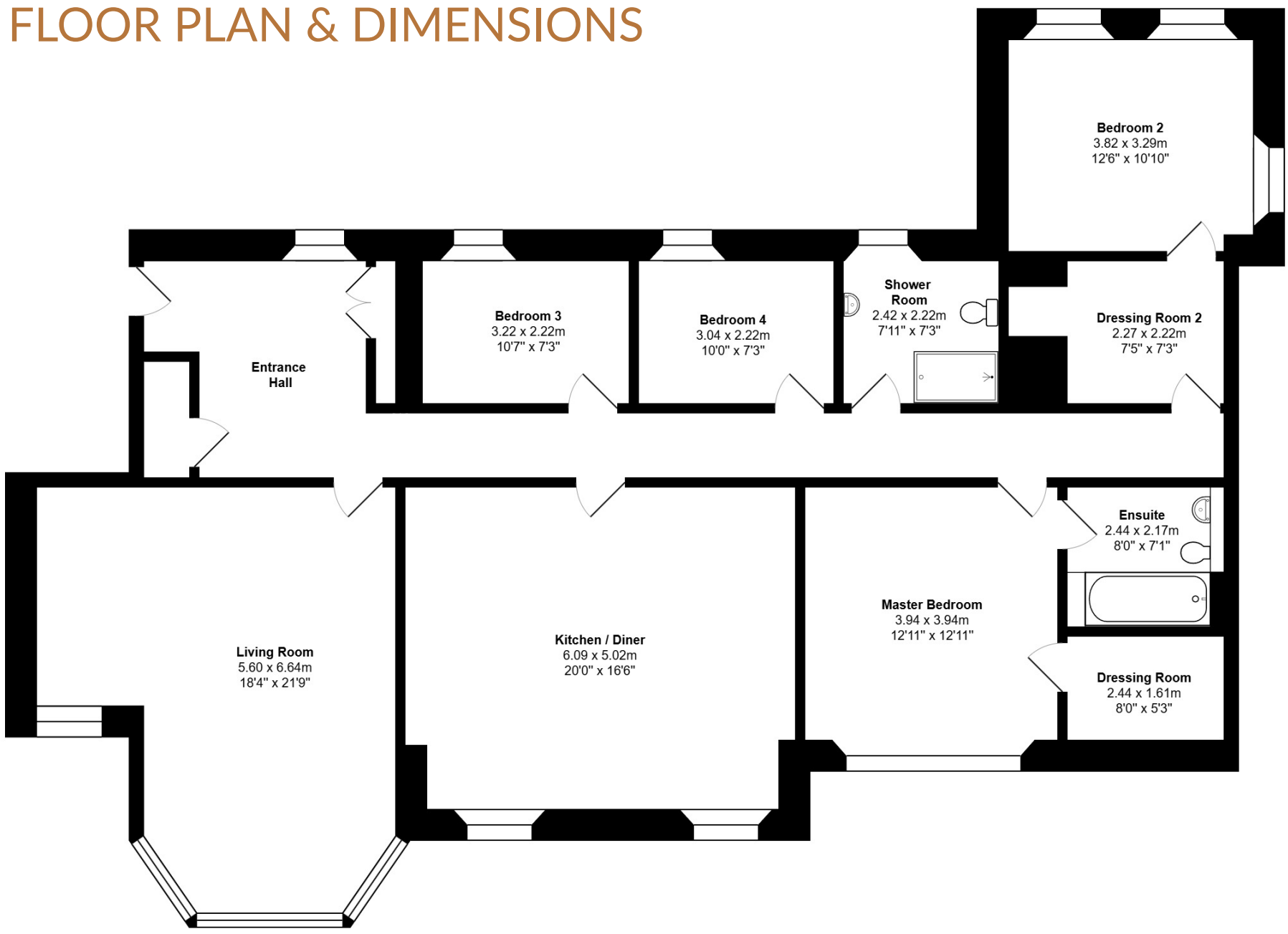


In addition, the property includes private residents' parking, modern heating, and double-glazed windows, making this an efficient home year-round.





FLOOR PLAN & DIMENSIONS



In Nestled in the prestigious suburb of Craiglockhart in Edinburgh, Sassoon Grove is a modern residential development that exemplifies premium living in one of the capital's most desirable postcodes. Combining contemporary architecture with the rich historical charm of the surrounding area, Sassoon Grove offers an exceptional lifestyle opportunity for families, professionals, and discerning homeowners.

Craiglockhart is known for its leafy streets, quiet ambience, and panoramic views over the city and the Pentland Hills. Sassoon Grove enjoys a peaceful yet well-connected location, with excellent transport links via Slateford and Craiglockhart train stations, as well as easy access to the City Bypass and major bus routes into the city centre.

The development is within close reach of a wide range of local amenities, including:

- Craiglockhart Leisure and Tennis Centre, offering state-of-the-art gym facilities, a swimming pool, and one of Edinburgh's top indoor tennis venues.
- Harrison Park and the Union Canal Walkway, perfect for outdoor pursuits such as walking, cycling and kayaking.
- Nearby cafés, boutiques, and restaurants, including local favourites like The Water of Leith Café Bistro and artisan bakeries in Bruntsfield and Morningside.
- Large supermarkets and retail centres at Napier University's Craiglockhart Campus area and ASDA Chesser.



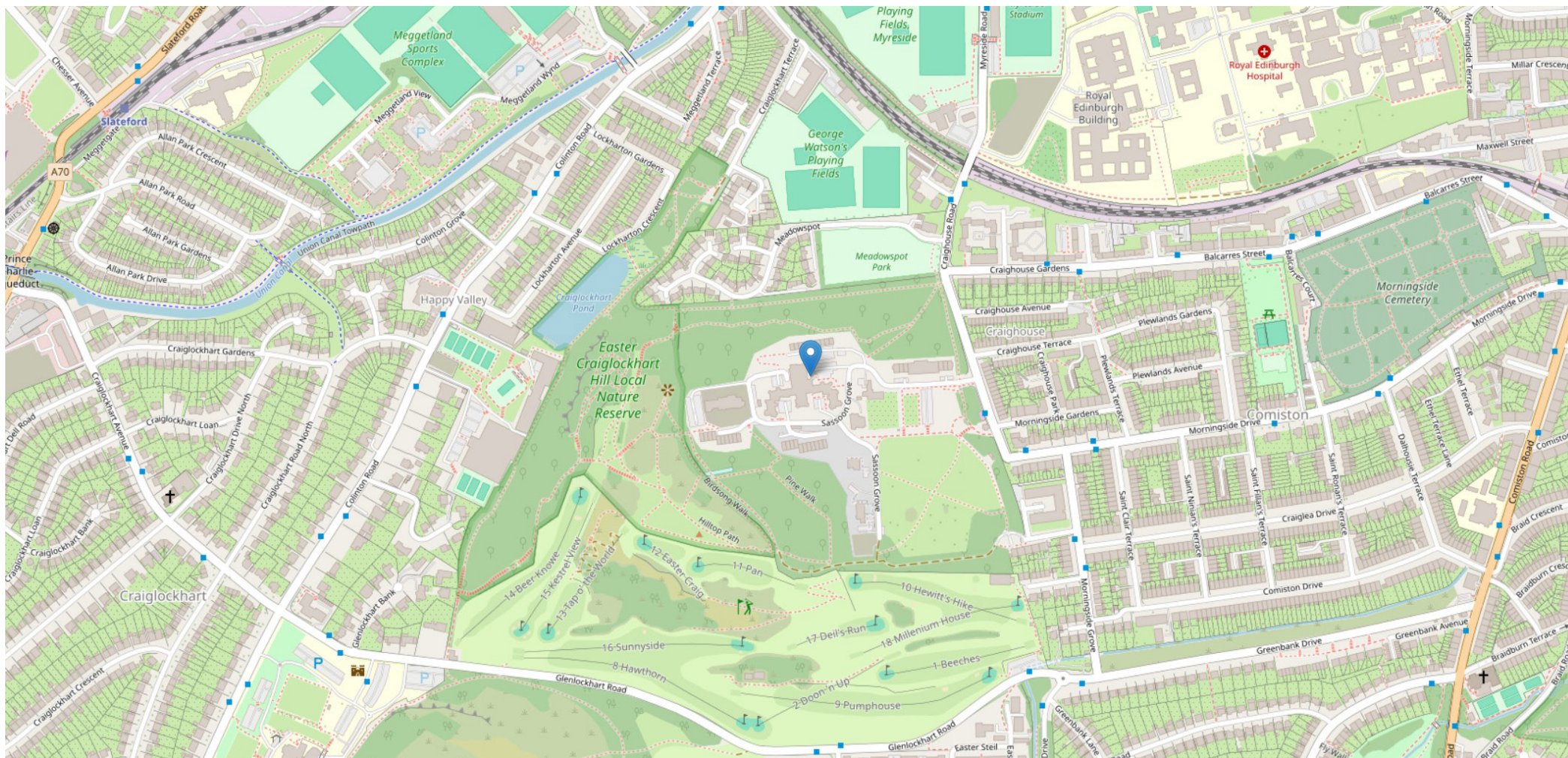


Sassoon Grove is ideally situated for families, with access to some of Edinburgh's highest-performing schools:

- Craiglockhart Primary School and Balgreen Primary School, both well-regarded and within walking distance.
- Secondary options include Boroughmuir High School and Tynecastle High School.
- Independent schools such as George Watson's College and Merchiston Castle School are just a short drive away.

With a mix of elegant townhouses, stylish apartments, and detached family homes, Sassoon Grove offers a premium standard of living in a setting that balances urban convenience with the tranquillity of nature.





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