



4/3 Craighouse Gardens, Morningside, Edinburgh, EH10 5TX

Bright & Well Presented, One Bedroom, First Floor Flat

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Property Description

Bright and well presented, one bedroom, south-facing, first-floor flat, forming part of a modern factored residential development. Located in the highly desirable Morningside area, south of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, double bedroom, and a bathroom.

With light neutral decor throughout, features include a fitted kitchen with appliances, contemporary flooring, a stylish modern bathroom and good storage.

In addition, there is electric heating, double glazing, a secured entry system, two residents' parking permits, and highly-maintained shared grounds.

The hall gives access throughout, including to a built-in store cupboard and features the secured entry handset. South facing to the front, the lounge includes wood-effect flooring, a spotlight fitting, a wall-mount TV point, and space for both lounge and dining furniture.

To the rear, the kitchen has tiled flooring, whilst fitted units include stone-effect worktops with matching upstand, a tiled surround, sink with drainer; a freestanding washing machine and fridge/freezer; and an integrated dishwasher, electric double oven and ceramic hob.

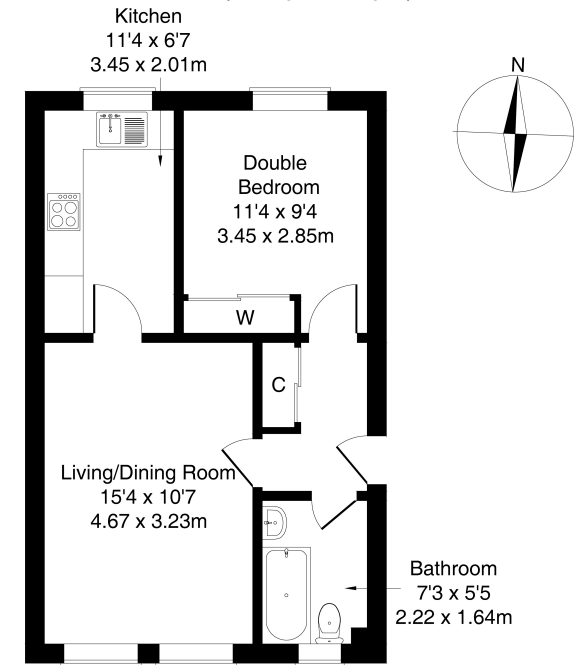
The double bedroom is rear-facing and features carpeted flooring, a built-in mirrored wardrobe and a wall-mount TV point. Completing the accommodation, the fully-tiled bathroom has a front-facing window and is fitted with a modern three-piece suite, including a shower unit over the bath and a ladder-style radiator.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (445 sq ft - 41 sq m.)



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Morningside is a highly-desirable residential area to the south of Edinburgh city centre, with the bustling local streets offering popular bistros, restaurants, bars, cafes, and specialist shops, together with one of the city's two Waitrose supermarkets. Schooling in the local area includes the highly-esteemed South Morningside Primary, St Peter's RC Primary, Boroughmuir High School, and

private schools. Morningside is known for its leisure provision including the Dominion Cinema, public parks such as Braidburn Valley and the Hermitage of Braid, as well as various golf courses and sports centres. The A702 offers access to the city bypass to the south, whilst regular bus services are available from the A702 and Morningside Drive.





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