



52/8, Craighouse Gardens
Morningside
Edinburgh, EH10 5TZ



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Please contact us for
more information:

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Summary

Set in the city's sought-after Morningside district, just a short drive from the city centre, this two-bedroom, third-floor flat is sure to appeal to a wide range of buyers, being left as a blank canvas for any new buyer to upgrade or customise to suit their taste. The flat further features a spacious living room, a sunny kitchen, and a family bathroom. Externally, there are well-kept communal gardens and unallocated residents' parking. Additionally, the flat is conveniently located near excellent amenities, including shops, cafés, and restaurants, as well as fitness and leisure facilities, scenic green spaces, and transport links that connect across the city.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. Note: This property is being sold as seen, no warranties or guarantees will be given to the working order of the systems and appliances.

Features

- Third-floor flat in Morningside
- Part of a modern development
- Secure phone entry and lift service
- Entrance hall with storage
- Generous living room
- Well-appointed kitchen
- Spacious main bedroom with a built-in wardrobe
- Versatile sunny second bedroom/dining room
- Family bathroom
- Well-kept shared garden grounds
- Private non-allocated parking
- Electric heating and double glazing

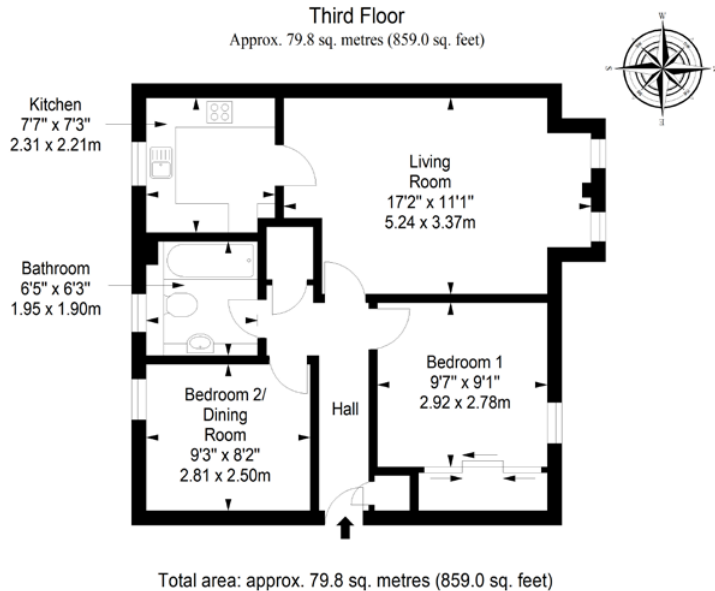








Floorplan



EPC Rating - E | Council tax band - D | Home report Value - £220,000



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

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These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.