



**38/6 Craighouse Gardens
Morningside, EH10 5TY**

**Offers Over
£170,000**

By Appointment only Tel Murray Snell on 0131 253 2850



PROPERTY DESCRIPTION

Flooded with sunlight and offering spacious accommodation, this well presented one bedroom, second floor flat is set within a well maintained modern apartment block with communal gardens and residents car park to the rear. The property boasts a South-facing aspect with open outlook to the rear and further benefits from ample storage space.

- Sunny South-Facing Second Floor Flat
- Purpose-Built Development
- Entrance Hall with Two Storage Cupboards
- Bright Sitting/Dining Room
- Fitted Kitchen with Open Outlook
- Good-Sized Double Bedroom
- Shower Room
- Communal Gardens
- Residents Car Park to Rear

- Double Glazing Throughout
- Electric Storage Heating

LOCATION

Craighouse Gardens is a popular, residential street mere moments from the bustling coffee shops, boutiques and eateries of Morningside. A wealth of amenities can be found on Morningside Road including Waitrose and Marks & Spencer supermarkets, a Post Office, Church and independent cinema. For those with a love of the outdoors, the beautiful open spaces of Blackford Hill and the Hermitage Of Braid are also close by and the property further benefits from its quick bus links into the city centre to take advantage of Edinburgh's cultural delights. For the motorist, the nearby A702 leads directly to the City Bypass and quick links onto Scotland's Central Motorway Network.

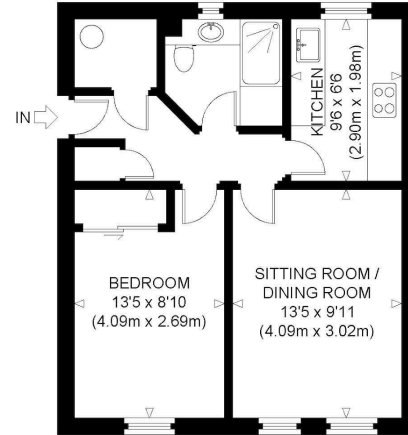




SPECIAL NOTES

1. These particulars do not form part of an offer or contract.
2. Whilst these particulars are believed to be correct, they are not guaranteed and prospective purchasers must satisfy themselves as to their accuracy.
3. All measurements are approximate and any floor plan attached indicative only.
4. The services and appliances (if any) included in the sale have not been tested

CRAIGHOUSE GARDENS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 451 SQ FT / 41.9 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 451 SQ FT / 41.9 SQ M

AUTHORISED TO CONDUCT INCIDENTAL FINANCIAL BUSINESS BY THE LAW SOCIETY OF SCOTLAND

- by Murray Snell W.S. nor does anyone in their employment have authority to make or give any representation or warranty relating to the property.
5. Prospective purchasers are advised to contact Murray Snell W.S. in order that they may be notified of a closing date being fixed for receipt of offers.
6. The seller shall not be bound to accept the highest or any offer.



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