



lindsays

20/36 Craiglea Place
Morningside, EH10 5QD

"A well proportioned 3rd floor retirement flat with lift, warden and well maintained communal gardens"

- Secure shared entrance with lift
- Hall with large storage cupboard
- Well proportioned sitting room/dining room
- Separate kitchen
- Double bedroom with built in wardrobes
- Shower room
- Electric heating
- Well maintained shared gardens
- Residents parking
- On street parking

EPC Rating C

FIXED PRICE £130,000

£15,000 BELOW HOME REPORT VALUATION



Description

A well proportioned 3rd floor retirement flat with lift, warden and well maintained communal gardens. The property is situated in highly regarded and sought after residential area which is within walking distance of excellent local amenities and bus routes. In brief accommodation comprises, secure and well maintained shared entrance and lift, hall, spacious sitting room/dining room, door to separate kitchen, well proportioned double bedroom with built-in wardrobes, shower room, electric heating, well maintained shared gardens, residents parking and on street parking.

Area

Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also a cinema and a theatre. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

Viewing

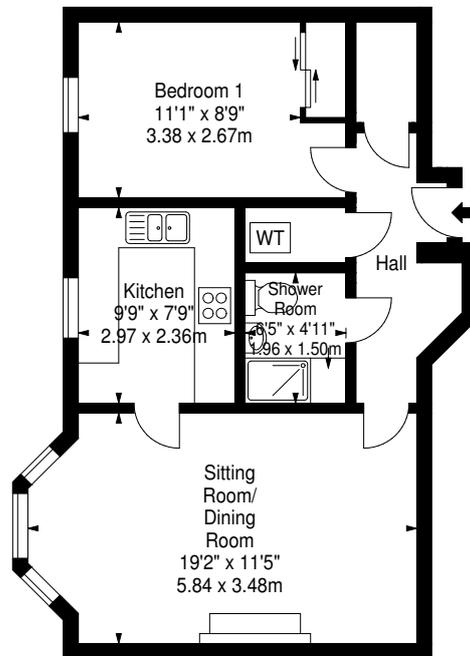
by appointment contact [Lindsays propertyadmin@lindsays.co.uk](mailto:Lindsays.propertyadmin@lindsays.co.uk)



**Craiglea Place,
Edinburgh, EH10 5QD**



Approx. Gross Internal Area
549 Sq Ft - 51.00 Sq M
For identification only. Not to scale.
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.