



74 (1F2) Craiglea Drive, Edinburgh, EH10 5PH

Spacious five bedroom double upper flat with private rear garden and renovation potential

URQUHARTS
EDINBURGH



DESCRIPTION

74 (1F2) Craiglea Drive is a spacious five bedroom double upper flat with private rear garden, forming part of a converted end terraced villa. Situated in the desirable Morningside area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property now requires full renovation throughout and offers fantastic potential (subject to local authority consents).

Entrance hall; bright living room with bay window overlooking the front and study/home office/library off; fitted dining kitchen with wall & base units and utility room; two good-sized double bedrooms; and a bathroom. On the upper level, there are three further double bedrooms, one with walk in dressing room and views over Edinburgh from Craiglockhart Hill to Arthur's Seat, Edinburgh Castle, and the hills of Fife.

ACCOMMODATION

Entrance hall. Living room. Kitchen / dining room & utility room. Five double bedrooms (one with walk in dressing room). Study/home office/library. Bathroom.

Original sash & case windows plus secondary glazing. Private rear garden with patio area and garden shed. Residents' permit and on street parking.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

LOCATION

Craiglea Drive is situated in one of Edinburgh's prime residential districts, Morningside, approximately 2 miles south of the city centre. There are excellent local amenities nearby including a Waitrose supermarket, Marks & Spencer Food Hall, Sainsbury's Local, restaurants and cafés. Nearby outdoor recreational facilities include the Hermitage of Braid, Blackford Hill, Braidburn Park, Bruntsfield Links and The Meadows, Pentland Hills Country Park with dry ski slope, and the Merchants, Mortonhall and Braid Hills golf courses. The City Bypass is within easy reach and connects with all major motorway networks north and south; to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and north to the Forth Road Bridge/Queensferry Crossing. Regular buses operate to and from the city centre and surrounding areas, with Haymarket and Waverley rail stations and Edinburgh bus station all easily accessible. Catchment schools are South Morningside Primary and Boroughmuir High School, with private schooling at nearby George Watson's College, George Heriot's and Merchiston Castle. Napier University campuses at Craiglockhart and Merchiston are also within the vicinity, and Edinburgh University campuses are within easy reach by bus or car.

INCLUDED IN SALE

All fitted floor coverings, light fittings, and appliances. Please note the property is being sold as seen and no warranties are being given as to the working condition of any systems or appliances. It will be for the purchaser to satisfy themselves on such matters and the condition of the property generally.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

The property has an Energy Rating Category **G**



Flat 2,
74 Craiglea Drive,
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