



lindsays

145 Craiglea Drive
Morningside, Edinburgh, EH10 5PP

"Delightful 3 bedroom main door double upper with gas central heating"

- Sought after residential location
- Good local amenities
- Bright and generously proportioned accommodation
- South facing private garden
- Sitting room with bay window
- Fitted kitchen
- Dining room with store off
- 3 double bedrooms
- Shower room
- Full gas central heating and partial double glazing

EPC Rating D

OFFERS OVER £525,000



Description

145 Craiglea Drive is a delightful 3 bedroom main door upper villa, located in the Edinburgh's sought after residential area of Morningside. The property is bright, generously proportioned and, whilst in need of a degree of modernisation, offers the opportunity to create a superb home in an enviable location. Of further benefit, there is a mature, south-facing, private garden located to the rear of the property. In brief the accommodation comprises – hallway with excellent storage including access to a large loft space, sitting room with bay window, fitted kitchen, dining room with store room off, 3 good-sized double bedrooms, and shower room. There is ample, unrestricted, on-street parking available immediately outside the property.

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, fishmonger 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 local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot. 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

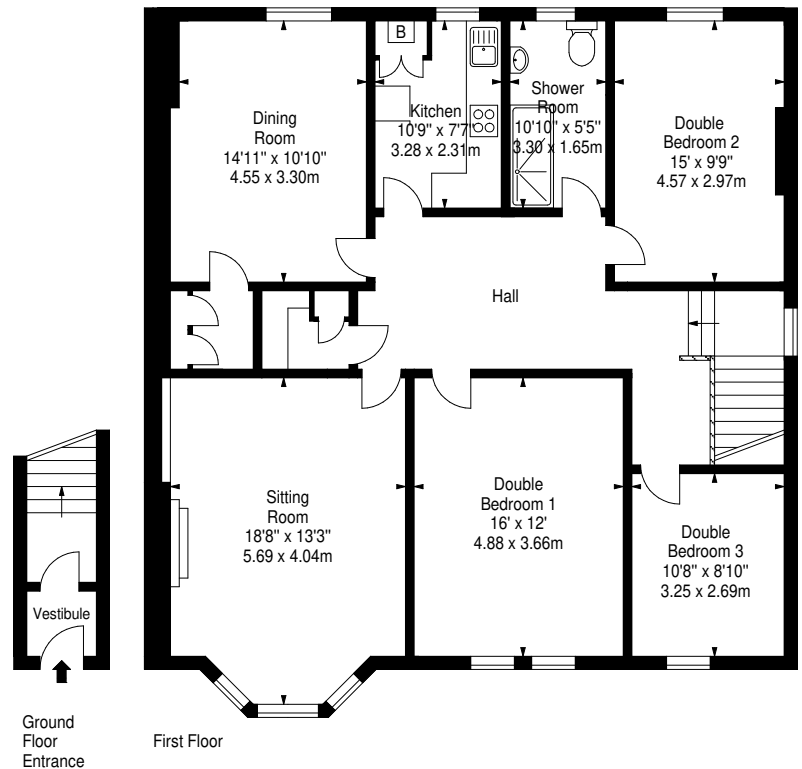
Sunday 2-4pm (no appointment necessary) or contact Lindsays 0131 229 4040



Craiglea Drive, EH10 5PP



Approx. Gross Internal Area
1355 Sq Ft - 125.88 Sq M
For identification only. Not to scale.
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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.