



**FOR SALE**

**50/7 Craighouse Gardens**  
EDINBURGH, EH10 5TZ

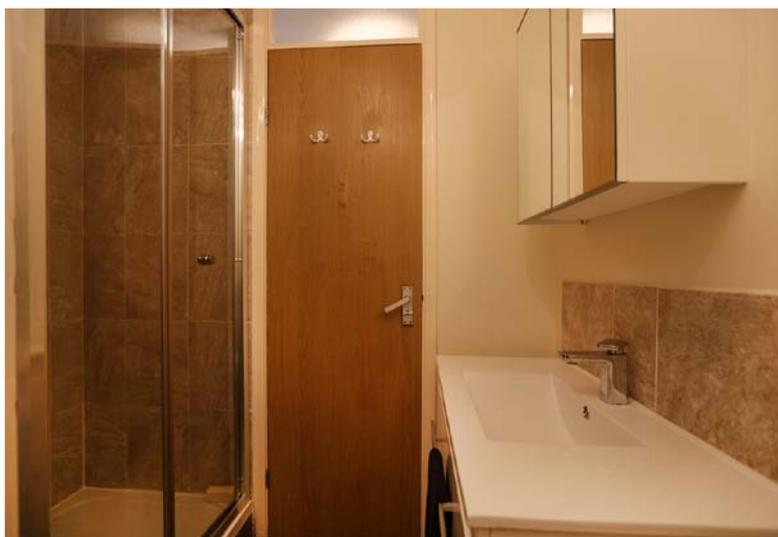


This is a well-proportioned one bedroom, triple-aspect, second floor flat, forming part of a modern development.

*All price and viewing details are available on our website [www.acepm.co.uk](http://www.acepm.co.uk)*



**0131 229 4400**  
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## DESCRIPTION

This is a well-proportioned one bedroom, triple-aspect, second floor flat, forming part of a modern development. Located in the popular Morningside district, the property is an ideal opportunity for a first-time buyer or buy-to-let investor.

Accessed off the common stair, the accommodation comprises: entrance hall with storage cupboard; sitting room; fitted kitchen with wall and base units, and adequate worktop area; double bedroom with built-in wardrobe; and a modern shower-room, fitted with a white three-piece suite with an electric shower.

The property also offers un-allocated off street, residential parking.

Features include entry phone system, electric off peak heating and surrounded by well-maintained common gardens.

## AREA

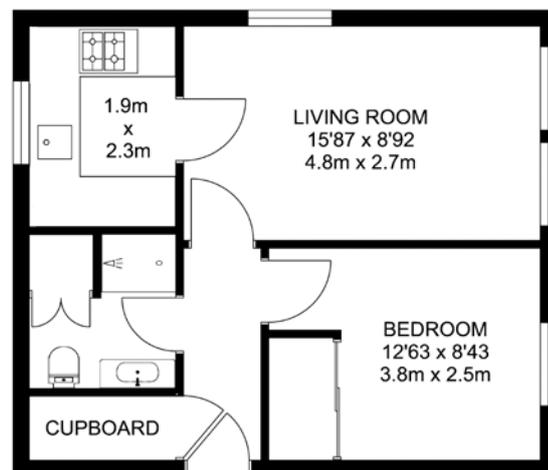
Located to the south-west of Edinburgh city centre, Morningside is a highly-desirable residential area. The property is within easy walking distance to the centre of Morningside where you will find a wide and varied range of specialist shops, bars, restaurants, cafes, banks and building societies. In addition, there is a Waitrose Supermarket, a Marks & Spencer food store and a Sainsbury as well as an Asda, Lidl, and M&S Food at Chesser which is only a few minutes drive away. Excellent schooling is available within the district and the flat is ideally located for access to several of the Edinburgh University campuses

Recreational facilities in the area include the renowned Dominion Cinema, Morningside Library, Churchill Theatre whilst delightful walks are available around nearby Craiglockhart Hill as well as Hermitage of Braid. There are several excellent golf courses in the area as well as Craiglockhart Sports and Tennis Centre and Fountainpark Multicomplex where there is a Nuffield Health Gym.

The property is also well situated for the City's business and commerce centres at Lothian Road and Fountainbridge as well as Edinburgh College of Art, Edinburgh University, and Napier University.

For the commuter, regular bus services take you to the City Centre and surrounding areas. For those travelling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Road Bridge, whilst Haymarket and Waverley railway stations are also nearby.

50/7 Craighouse Gardens, Edinburgh



TOTAL APPROX FLOOR AREA 385 Sq Ft (35.7 Sq M)  
 APPROX CEILING HEIGHT: 2.3m  
 MEASUREMENTS ARE APPROXIMATE  
 MARKETING PHOTOGRAPHY LTD 2018

## DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

For more information and to arrange a viewing  
 call **0131 229 4400** or email **sales@acepm.co.uk**

 rightmove.co.uk  
 The UK's number one property website  
**Zoopla.co.uk**