

**47 Craighouse Gardens
Edinburgh EH10 5LR**

Offers Over £425,000

- Bay window lounge featuring decorative fireplace and a large storage cupboard/office space
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Dining area
- Three-double bedrooms with master featuring en-suite
- Bathroom fitted with four-piece suite and mains walk in shower
- Utility room
- Gas central heating
- Private garden area
- On-street parking

Council Tax Band: E

Tenure: Freehold

Shared Ownership: No



Upper Flat

Blair Cadell is delighted to present this superb double upper flat in the highly sought-after Morningside area. Boasting three spacious double bedrooms and situated within an excellent school catchment, this property will appeal to a wide range of buyers and is a must-see.

The accommodation features a generous bay-windowed lounge, complete with a gas fireplace and secondary glazing and a useful storage cupboard which could be used as a home office—an inviting space perfect for relaxing with family and friends. The well-appointed kitchen is fitted with a range of wall and floor-mounted units, a gas hob, an electric oven, and includes white goods as part of the sale. A dedicated dining area makes it an ideal space for entertaining. Each of the three double bedrooms benefits from built-in storage, with the master bedroom further enhanced by an en-suite, featuring a mains-powered walk-in shower and a two-piece suite. The stylish family bathroom includes a four-piece suite and another mains-powered walk-in shower for added convenience which also benefits from a utility room off it. Additional highlights include gas central heating throughout, a private rear garden featuring a decked area perfect for summer barbeques and a useful storage shed, and readily available on-street parking.

Morningside is located to the south of the city centre which can be easily accessed via a frequent bus service that is on the doorstep. The bypass is a short drive away offering easy access to the south via the A1/A68, South Gyle, the International Airport and the central belt motorway network, making it perfect for the commuter. Local schooling includes Morningside Primary and the highly regarded Boroughmuir High School along with George Watsons College. Shopping facilities in the area include a Waitrose superstore and a host of specialist shops in Morningside Road and nearby Bruntsfield giving it a vibrant village like atmosphere. Recreational facilities include the Dominion Cinema Complex, the Churchill Theatre and a host of cafes, bars and restaurants offering plenty of entertainment options. For the outdoor enthusiast there are also fantastic walks that can be had both locally up the Braid hills and a short 10 minute drive up the Pentland hills regional park and Craiglockhart nature reserve is just a stones throw from the property.

Viewing by appointment on 0131 337 1800

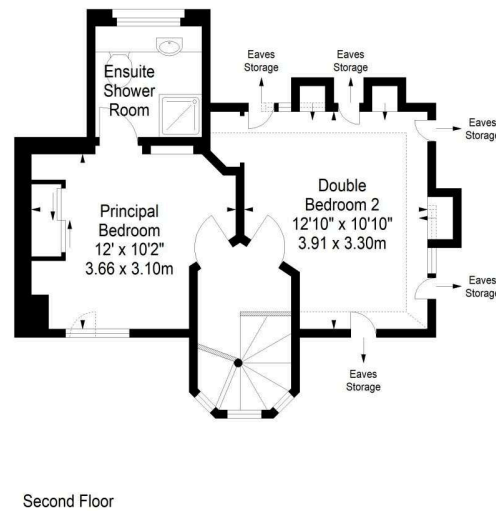
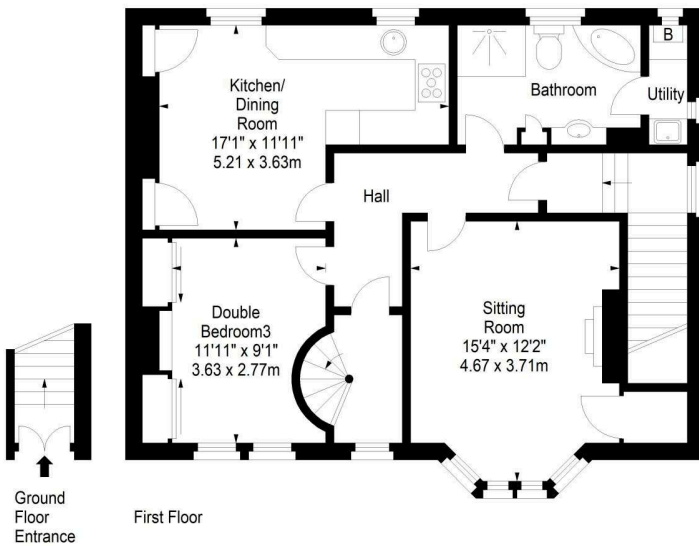




Craighouse Gardens, EH10 5LR



Approx. Gross Internal Area
1171 Sq Ft - 108.79 Sq M
For identification only. Not to scale.
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