

**88/4 Craighouse Gardens  
Edinburgh EH10 5LW**

**Offers Over £275,000**

- South facing two bedroom flat
- Spacious lounge with period features
- Kitchen with wall and floor mounted storage
- Two double bedrooms
- Luxurious shower room with rain water shower
- Communal garden
- Resident on street permit parking

**Council Tax Band: C**

**Tenure: Freehold**

**Annual Service Charge: N**

**Shared Ownership: N**





## Beautifully presented two bed flat

Blair Cadell are delighted to bring to market this beautifully presented, south facing, two bedroomed flat situated within the highly sought after area of Morningside. Ideally located with excellent transport links and local amenities nearby this property will appeal to a range of buyers.

The property consists welcoming hallway with generous storage. A bright and airy lounge provides beautiful period features, including ornate cornicing, a traditional fireplace, and an Edinburgh press. The stylish kitchen provides excellent floor and wall-mounted storage, along with an electric oven and gas hob—perfect for everyday use and entertaining. The master bedroom offers two generously sized storage cupboards, while the second bedroom retains charm with a feature fireplace. A luxurious shower room completes the property, featuring a contemporary walk-in rainwater shower. Further benefits include access to communal gardens and convenient on-street permit parking.

Morningside is a vibrant and highly desirable area of Edinburgh, located just south of the city centre. Known for its charming village atmosphere and excellent amenities, the area offers a wide selection of independent boutiques, artisan coffee shops, bookshops, restaurants, and bars. For everyday essentials, Waitrose, M&S Foodhall, and Sainsbury's Local area nearby.

Entertainment and leisure options include the much-loved Dominion Cinema, a local theatre, and the Craiglockhart Leisure and Tennis Centre. For those who enjoy the outdoors, Blackford Hill, Hermitage of Braid, and Braid Hills offer beautiful green spaces ideal for walking, running, or simply enjoying the views.

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.

**By appointment 0131 337 1800**



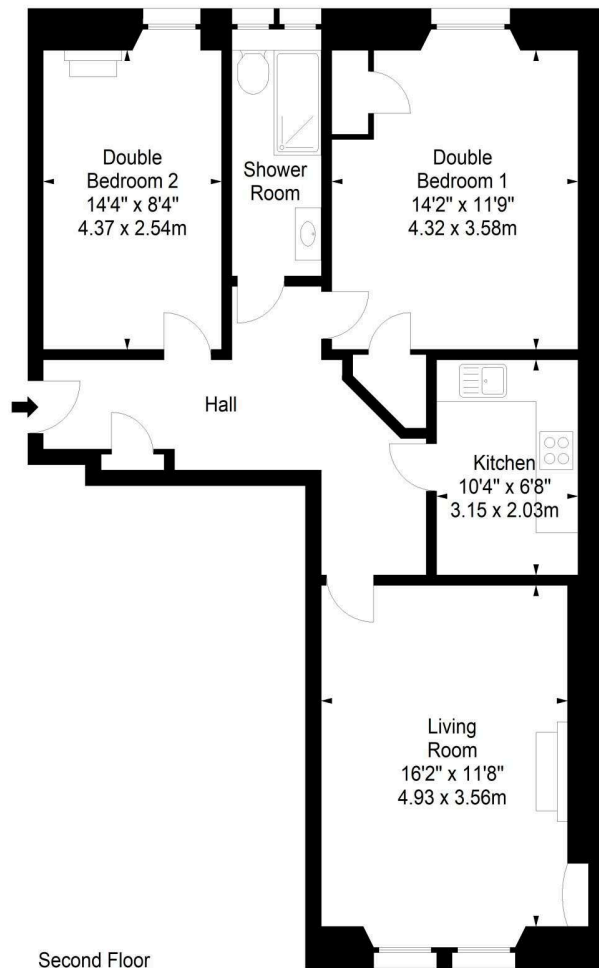




**Craighouse Gardens,  
Edinburgh,  
Midlothian, EH10 5LW**



Approx. Gross Internal Area  
787 Sq Ft - 73.11 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Second Floor



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