

MORNINGSIDE

20/56 Craiglea Place,
EH10 5QD

VIEWING

By appointment telephone
0131 247 1010.

PRICE

Offers Around £110,000

Well presented retirement flat situated within the sought-after residential location of Morningside. The accommodation is well presented throughout and comprises hallway with deep walk-in storage cupboard with fitted shelf and hanging rail with electricity meter and fuse box and further storage cupboard which has the water tank and fitted shelving. Doors lead off from the hallway to the main accommodation which comprises bright living room with bay window to front overlooking the common garden areas. Feature fire surround with electric inset fire with pebble display and matching hearth to fireplace. Door to kitchen. The kitchen is fitted with a good range of top and base units with drawer storage and fitted worktops. Stainless steel one and a half bowl sink unit and electric hob and oven with grill. Double bedroom with window to front with built-in wardrobe with fitted shelf and hanging rail with mirror-fronted sliding doors. Bathroom with coloured wc, wash-hand basin and bath with Mira electric shower over bath. Fully tiled walls. Wall mounted mirror with electric light and shaver point over. The flat has emergency pull cords within all the rooms.

LOCATION

This property is situated in the very popular area of Morningside which has a wide range of properties. The area has excellent shopping facilities including a supermarket, banks and building societies. There is also a theatre and cinema and leisure activities are well provided for including Braid Hills Golf Course, the nature trail at Hermitage of Braid and a sport centre at Craiglockhart. There are excellent state and private schools and there is easy access to Edinburgh and Napier University. Access to the airport and other routes is via the city by-pass.

INFORMATION FOR PURCHASER

The development does have a house manager on site during office hours and a 24-hour care line facility, which is operated via the pull cords throughout the flat. The development also has a common lounge and private residents' parking bays. Potential purchasers must be aged 60 and over to qualify for ownership.

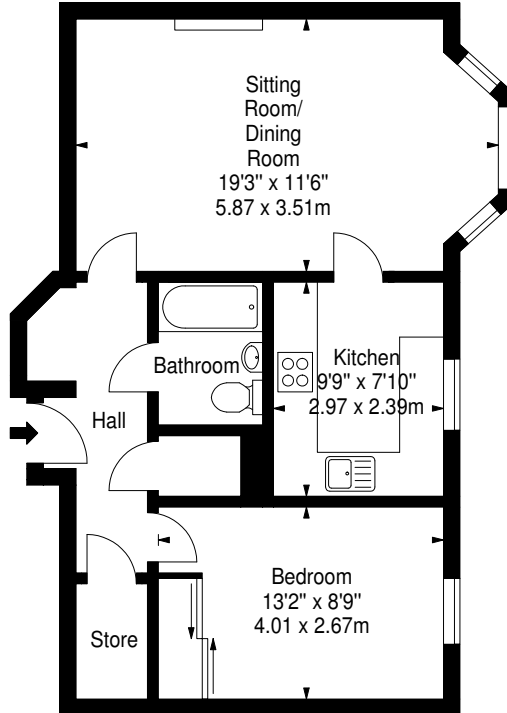
INFORMATION NOTE

Please note that this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances or services. No documentation will be provided with regard to any alterations or replacement windows.

GARDENS

20 Craiglea Place sits within well tended communal garden areas. The development is factored by Viewpoint Housing Association at a cost of £1366.00 per annum.

Craiglea Place,
Edinburgh, EH10 5QD
Approx. Gross Internal Area
550 Sq Ft - 51.10 Sq M



Fourth Floor

For identification only. Not to scale.
© Square Foot Media 2011

MORTON FRASER LLP

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL

Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

