



3 MYRESIDE VIEW CRAIGLOCKHART, EDINBURGH, EH14 1AG

OFFERS OVER
£400,000

We are delighted to present to market this extremely impressive, spacious and beautifully presented main door, first floor flat, forming part of an exclusive development in the highly desirable area of Myreside, Craiglockhart to the South of the City Centre. Surrounded by attractive landscaped grounds and flanked by the Union Canal and George Watsons College Myreside playing fields, the property boasts elegant, stylish accommodation with high quality fixtures and fittings, whilst externally there are attractive, well-tended grounds and residents parking.

ACCOMMODATION

Entrance vestibule and stair to the first floor, hall, generous sitting room / dining room, dining kitchen, master bedroom with fitted wardrobes and an en-suite bathroom, two further bedrooms (one also with fitted wardrobes), bathroom, storage cupboard and overhead attic space.

VIEWING

By appointment with Purdie & Co. on 0131 346 7240.



Purdie & Co
Solicitors &
Estate Agents

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LOCATION

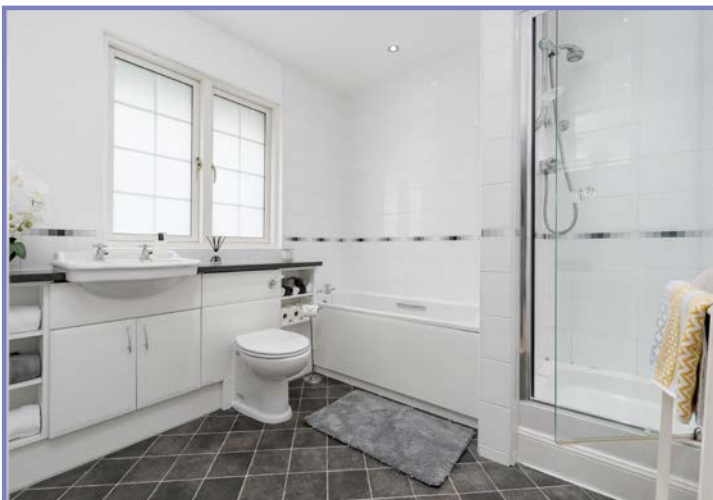
While enjoying a peaceful location, the property is well positioned to take advantage of an excellent range of local amenities including a wide selection of shops and facilities at neighbouring Bruntsfield and Morningside which can be easily accessed on foot or by car. Schooling is well represented from nursery to senior level, both in the public and private sectors with Edinburgh Napier University also closeby. Leisure facilities in the vicinity include Craiglockhart Leisure and Tennis Centre, Meggetland Sports Centre, a number of golf courses and enjoyable walks/cycling opportunities along the Union Canal and Water of Leith walkway. A frequent public transport service operates nearby to many parts of the city with the city bypass linking with major motorway networks also within easy reach.

THE PROPERTY

With a stylish facade and conical roofs, this exclusive development has instant kerb appeal and a desirable first impression. The main door opens onto a handy entrance vestibule, fitted with matting for practical removal of outdoor shoes. A soft fitted carpet leads to the first floor.

The long, wide hall provides access to all of the major rooms with soft, cream fitted carpet and attractive décor.

The generously proportioned sitting room / dining room has a westerly aspect with plenty of space for both a comfortable living area and a formal dining table and chairs, whilst the dining kitchen has space for more informal dining.





The kitchen itself is well fitted, with a series of wall and base mounted units, granite work surface and integrated appliances which will be included in the sale (gas hob, electric oven, microwave, extractor hood, fridge/freezer, washing machine & dishwasher).

The sumptuous master bedroom with extensive fitted wardrobes is a most comfortable room with soft fitted carpet and a decorative feature wall. Adjacent is the large en-suite bathroom, fitted with a white bath, separate shower, WC and wash hand basin (set into a vanity unit). The second bedroom (also with a feature wall and fitted wardrobes) and third bedroom both have outlooks to the front of the building.

The family bathroom has a white three piece suite (bath, WC and wash hand basin) with ceramic tiling surrounding the sanitary ware. A good sized storage cupboard is located in the hall and there is a partially floored attic overhead that provides an abundance of storage.

EXTRAS

All the fitted floor coverings and kitchen appliances are included in the sale.

FACTORS & PARKING

The building and communal grounds are maintained by a factoring system currently managed by Myreside Management in respect of stair cleaning/lighting, general & garden maintenance and buildings insurance. Unallocated residents parking is available within the development.

