

Bedroom 4 (13' x 9'8")

Further double bedroom with window to side. Central ceiling light. Ceiling coving. Central heating radiator. Venetian blind. Two double and one single power points. Fitted carpet.

Bathroom (9' x 11'6")

Beautifully appointed, fully tiled bathroom with white, three piece suite. Large, steel bath with shower attachment with chrome fittings and folded glazed screen. Frosted window to side. Large, wall mounted mirrored medicine cabinet. Recessed halogen spot lights. Central heating radiator with heated towel rail. Twin, full height storage cupboards. Tiled floor.

Stairway

A carpeted stair leads to:

Attic (29'8" x 11"10 widening to 15'8")

Large area, suitable for use as storage but could be converted to living accommodation subject to obtaining the necessary consents. The room has excellent views out of the two north facing Velux windows towards Fife. Three further Velux windows face to the south, all providing superb natural light. Three double power points. Triple ceiling light. Smoke detector. Fitted carpet.

A door gives access to a large storage area off, fitted with cupboards and worktops, and lending itself to a variety of uses.

Garden

Landscaped garden area to front with slate and stone chippings. Seating area to side (the wrought iron seat is not included). Small garden area to rear with paving slabs.

Double garage

A good sized double garage lies to the side of the property with monoblock driveway.

Extras

Fitted carpets, integral kitchen equipment and the 32" flat screen Panasonic television.

Note

No consents will be issued for the alterations at attic level or for the replacement double glazed windows.

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Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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MORNINGSIDE

15 Craiglea Drive EH10 5PB

OFFERS OVER £535,000

- Substantial, double fronted, end terraced Victorian villa in exclusive residential area.
- Attached double garage.
- Entrance vestibule, hallway, living room, family/dining room, kitchen, utility room, four double bedrooms, bathroom, shower room and large attic with further area off with conversion potential.
- Double Glazing.
- Gas Central Heating.
- Burglar alarm.
- Easily maintained garden to front, side and rear.

Viewing
Sundays 2pm to 4pm Or telephone 07928 743528 or agents on 0131 346 0099

The property offered for sale comprises an end of terrace Victorian villa of generous proportions in this excellent residential area. The property lies close to a number of good schools, both private and public, and is offered in excellent order throughout. Unusually for a property in this area, the property has an attached double garage. Details of the accommodation are as follows:

Entrance vestibule

A solid, timber panelled door with stained glass fanlight above gives access to the vestibule. Wood panelled wall with boxed in meters. Burglar alarm control panel. Mosaic tiled floor. A timber door with glass panels gives access to:

Hallway

A carpeted, T shaped entrance hall gives access to the open plan living area, lit with natural light from a magnificent cupola at roof level. Under stair cupboard. Central heating radiator. Telephone point. Power point. Stained glass window to kitchen. Fitted carpet.

Living Room (21'10" x 12'9")



Large bay windowed living room with ornate fireplace with marble insert and hearth housing electric fire. Deep alcove with storage below. The sound system wiring running beneath the carpet will be left in place. Two central heating radiators. Four double power points. Ornate ceiling rose. Television aerial point. Venetian blinds. Fitted carpet.

Family/Dining Room (16'10" x 11')



Further well proportioned room with twin windows to front of house. Ceiling coving and central ceiling rose. Central heating radiator. Two double and one single power points. Flat screen Panasonic television (32" screen) secured to wall included. Venetian blinds. Fitted carpets.

Kitchen (11' x 12'3")



Modern kitchen fully fitted with ample base and wall units in a beech finish and granite effect worktops and window to rear. Sink and drainer with mixer tap. The Bosch halogen electric hob, twin electric oven, dishwasher and fridge are all included. Twin triple spot lights. Ceiling coving. Socket spoilers. Two double power points at upper level plus double dedicated points at lower level. Under unit lighting. Amtico flooring.

Shower Room (6'5" x 8'10")

Large, fully tiled shower room with white three piece suite and large corner shower with curved glazed doors and chrome fittings. Four down lighters. Frosted window to side. Central heating radiator with heated towel rail. Tiled floor.

Utility Room (6'10" x 12'2" at longest and widest)

Useful utility room having an external door to the side of the property and providing ample storage. Presently accommodates the washing machine and tumble dryer. A cupboard houses the Potterton central heating boiler. Triple ceiling light. Smoke detector. Amtico flooring.

Stairway

An elegant staircase with hardwood banister and ornate cast iron balustrade, lit by a splendid cupola and light well at roof level. Leads to accommodation on upper level.

Upper hall (11'9" x 9'9" at longest and widest)

L shaped hall giving access to the upper accommodation. Cast-iron ceiling light. Central heating radiator. Single power point. Fitted carpet.



Bedroom 1 (14'5" x 15'6")



Large double bedroom with bay window to front. Shelves wall press. Ceiling light. Ceiling coving. Two double and one single power points. Central heating radiator. Telephone point. Venetian blinds. Fitted carpet.

Bedroom 2 (14'8" x 12'8")

Further large double bedroom with twin and single window to front. Under stair cupboard. Marble mantelpiece and hearth housing electric fire. Central heating radiator. Ceiling light. Three double power points. Venetian blinds. Fitted carpet.

Bedroom 3 (12'3" x 11')



Third double bedroom with window to rear. Fitted wardrobe with hanging rail and shelf. Ceiling light. Two double power points. Venetian blind. Fitted carpet.