



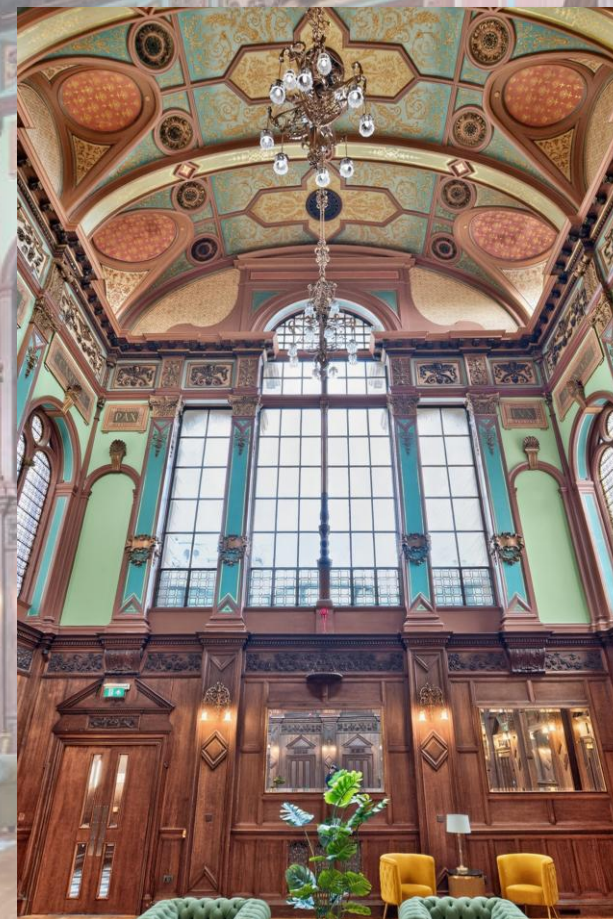
49/3
Sassoon Grove
Edinburgh
EH10 5FB



Connell & Connell are delighted to present this exceptional ground and first-floor duplex apartment, forming part of the highly prestigious Craighouse development by Quatermile Developments, set within the sought-after Morningside district of Edinburgh. Having been meticulously maintained by the current owner and offered to the market in true turnkey condition, this outstanding home marries period grandeur with contemporary luxury. Surrounded by 52 acres of beautifully landscaped communal parkland, the property further benefits from a private allocated parking space.

Accessed via a secure entry system, the bright and immaculately presented accommodation comprises a welcoming entrance hallway with a utility cupboard and excellent storage, a superb open-plan living, dining and kitchen space enhanced by three large windows and a range of Siemens integrated appliances, two generous double bedrooms, including a stunning principal bedroom featuring a striking corner bay window and built-in storage, a stylish ground-floor bathroom, separate first-floor shower room, and high-specification fixtures and fittings throughout. The property also benefits from gas central heating.

Externally, the property enjoys an allocated parking space together with additional visitor parking. One of Craighouse's most attractive features is its extensive landscaped grounds, which provide residents with a remarkable sense of space and tranquillity rarely found so close to the city centre. At the heart of the development lies the magnificent Great Hall, an impressive Baronial-style space showcasing rich oak panelling, classical pilasters, gilded cornicing and dramatic semi-circular windows beneath an intricately detailed ceiling.



Viewing by appointment on 0131 524 3800







Sassoon Grove is ideally positioned within Edinburgh's desirable south-western quarter, offering excellent access to a wide range of local amenities and highly regarded schooling. A wealth of leisure facilities can be found nearby, including Craiglockhart Sports Centre, Merchants Golf Club and local bowling greens, while the scenic Union Canal provides picturesque waterside walks and pedestrian access towards Edinburgh Quay. Excellent public transport links operate from nearby Colinton Road, providing swift connections to Morningside, Bruntsfield and the city centre, while the City Bypass is just a short drive away, offering convenient access to Edinburgh Airport, the motorway network and beyond.

Extras: All blinds, fitted flooring and integrated appliances are included in the sale.

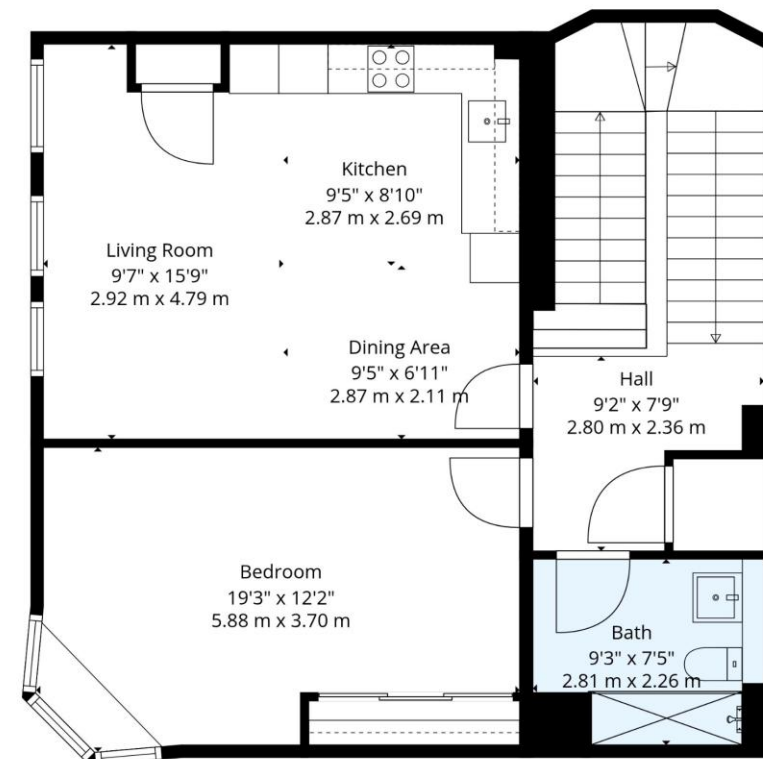
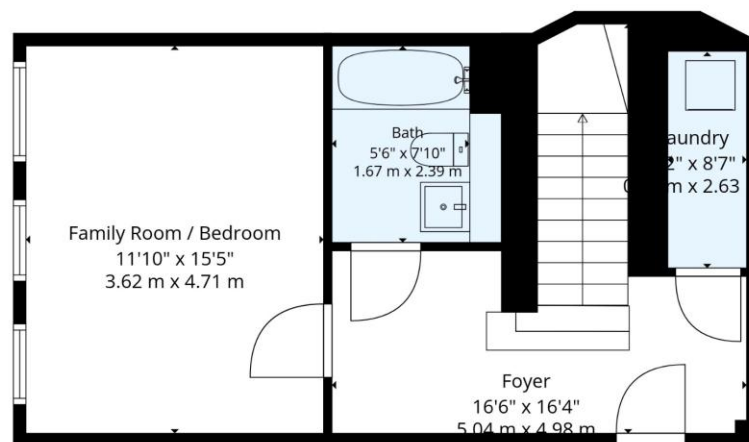
Home Report Value- £535,000

EPC Rating- D

Council Tax Band- G

Factor- James Gibb

Square Ft- 1259/ 117m²



Total: 1259 sq. Ft, 117 m²





CONNELL & CONNELL^{WS}
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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.


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