



lindsays

35 Craighall Crescent,
Trinity, Edinburgh, EH6 4SL

"A three bedroom semi-detached family home in Trinity"

- Semi-detached family house
- Popular Trinity location
- Spacious sitting/dining room
- Fitted kitchen
- Three bedrooms
- Bathroom
- Ample off-street parking
- Private garden
- Gas central heating
- Double glazing

EPC Rate D

OFFERS OVER £350,000



Description

A three bedroom semi-detached family home in Trinity. The property is quietly positioned in a cul-de-sac and is situated within easy reach of many local amenities to the north of the city centre. The internal accommodation now requires some cosmetic upgrading but offers considerable potential to the family buyer. On the ground floor there is a welcoming hallway, well-equipped kitchen and a spacious sitting and dining room with windows to the front and glazed doors to the rear. Upstairs are three bedrooms (one with built-in wardrobes) as well as the family bathroom. The property is fully double glazed and has gas central heating. Externally there is off-street parking for several vehicles as well as a private garden.

Area

Trinity is one of the city's most prestigious and sought after residential areas, particularly suited to family living. Bordered by the Firth of Forth to the north and the wonderful open spaces of Inverleith Park and The Royal Botanic Gardens to the south, the area is pleasantly leafy and tranquil, yet remains little more than 2 miles from Princes Street, to which there are excellent public transport services. Neighbouring Stockbridge and Comely Bank offer a delightful array of small speciality shops, as well as a large branch of Waitrose. Here, there are also a number of fine restaurants and hostelrys and sports facilities provided by the Glenogle Swim Centre and The Grange Cricket and Squash Club. There are lovely meandering paths by the Water of Leith and the city's cycle path network, which runs all the way from Balerno to Leith. The Port of Leith is approximately 1 mile away and is home to the Royal Yacht Britannia, a multi-screen cinema, the Ocean Terminal Shopping Mall and a number of award winning waterfront restaurants. There is also a David Lloyd Leisure Centre, a 24 hour Asda, restaurants and a pretty little harbour at Newhaven. The local schools have an excellent academic reputation (Wardie and Trinity Primary Schools and Trinity Academy) and in the private sector Edinburgh Academy, Fettes College, Stewart's Melville College, The Mary Erskine School and St. George's are all within close proximity. Nearby Ferry Road is a main arterial route linking the west and east sides of the city with the city by-pass, Edinburgh International Airport, the Forth Bridge and the central motorway network

Viewing

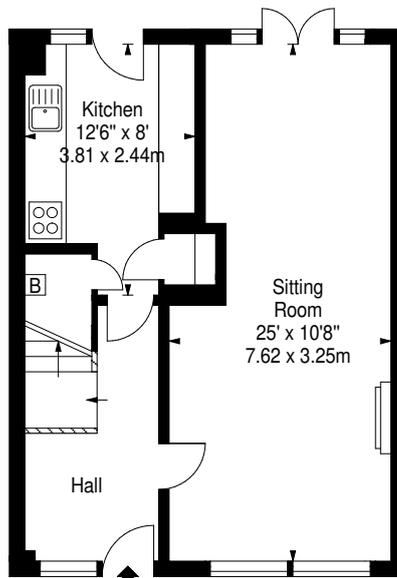
Sunday 2-4pm or by appointment contact Lindsays



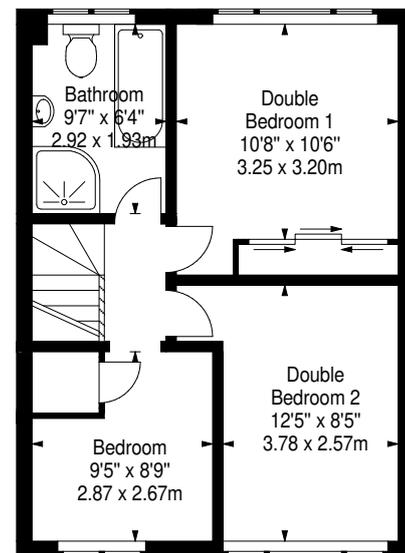
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Approx. Gross Internal Area
896 Sq Ft - 83.24 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.