



This is a tastefully converted, beautifully bright & sunny SECOND FLOOR FLAT, part of a stone built tenement. The location is quiet and peaceful, yet Edinburgh's city centre is only two miles.

Hall, Sittingroom (with fine open views); fabulous "designer" Kitchen;
3 Double Bedrooms & bathroom. Free on street parking ; Gas CH;
Nicely kept shared rear gardens.

Viewing: call 07776 198 960 (agent).

Offers Over £359,000

Location

Trinity is recognised as one of Edinburgh's most desirable areas to live, being within convenient distance (2 miles) of the city centre yet also close to the seafront and all the waterfront attractions of Leith and Newhaven. There are both local shops and slightly further to a choice of supermarkets and the complexes of Ocean Terminal & Craigleith. Also, fashionable Stockbridge with its bars, bistros & restaurants, is only a mile to the south. Buses pass by or nearby, whilst motorists can readily access the north outer ring road leading on to the motorways network and Edinburgh airport. There's good schooling for primary and secondary age groups. Residents' can easily walk to the local Victoria Park, which is lovely and slightly further there is the Royal Botanic Gardens and indeed Inverleith Park.

The Property

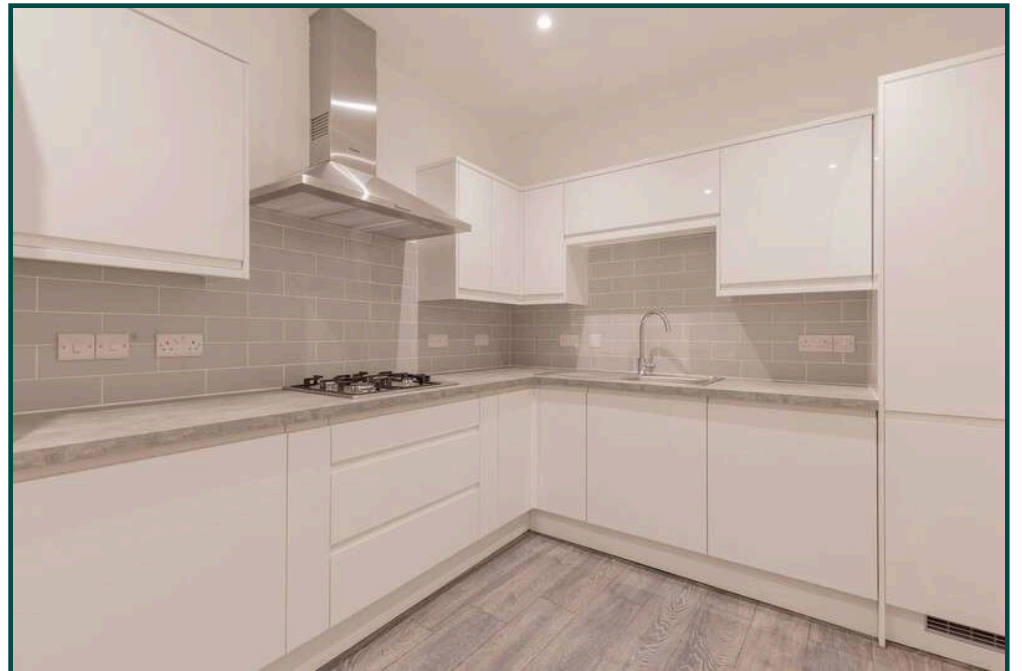
Craighall Crescent comprises a pleasant mix of period stone tenements and modern style houses. This property is on the second floor of one of the tenements and because the properties opposite are low rise, it benefits from lovely open views to particularly to the west & south west. The flat has just been the subject of a comprehensive refurbishment incorporating the creation of a lovely central kitchen and full upgrading of the services. The rooms are bright and surprisingly spacious, for example: all three bedrooms are genuine doubles. The property benefits from new carpeting, gas central heating and there is free parking in the street.

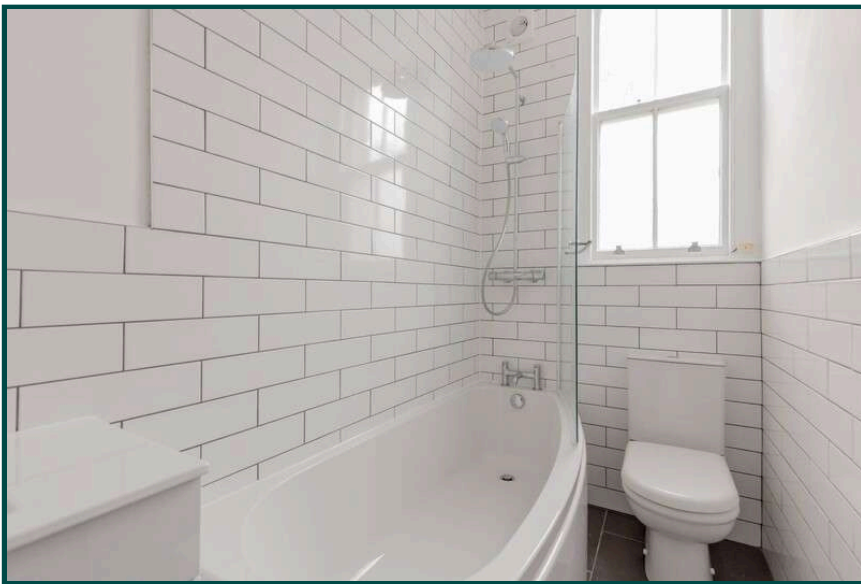
Home Report: A copy can be downloaded via the listing on [ESPC.com](https://www.espc.com)

Home Report Value: £365,000

Energy Performance Certificate: Rated: C



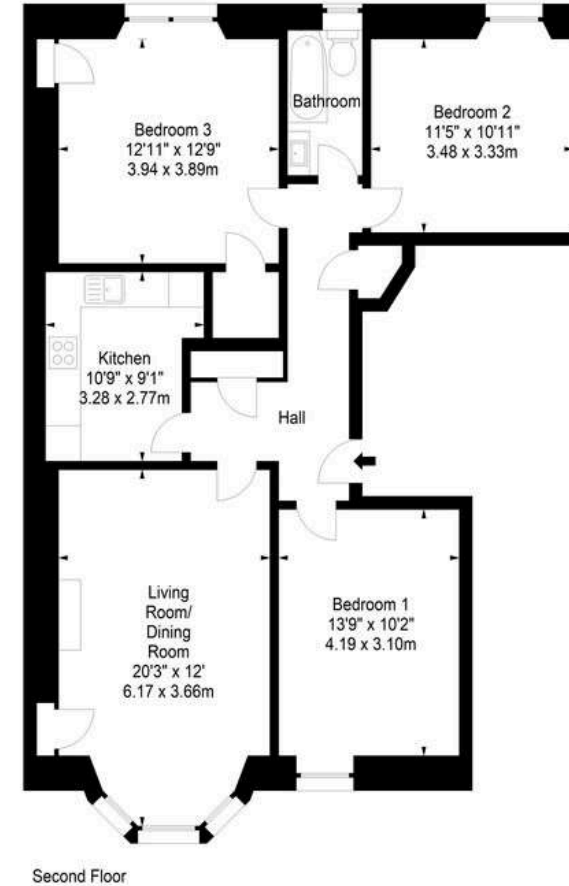




Craighall Crescent,
Edinburgh, EH6 4RY



Approx. Gross Internal Area
968 Sq Ft - 89.93 Sq M
For identification only. Not to scale.
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