

25/1 Craighall Road

TRINITY, EDINBURGH, EH6 4SB



*SPACIOUS TWO BEDROOM
FLAT IN TRINITY*



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McEwan Fraser Legal is delighted to present this two-bedroom flat situated in one of Edinburgh's most sought-after locations. The property would benefit from modernisation. The property internally comprises of:

- Fully equipped kitchen which is accessed from the hallway.
- Spacious living area which is bright and spacious with various possibilities for furniture arrangements.
- The flat has two generously proportioned double bedrooms both of which have built-in wardrobes.
- The property has one main family bathroom with three piece suite and shower over the bath.

In addition to this, the flat has modern double-glazed windows and gas central heating with combi boiler. The property also has residents parking.





The Kitchen





Bedroom 1

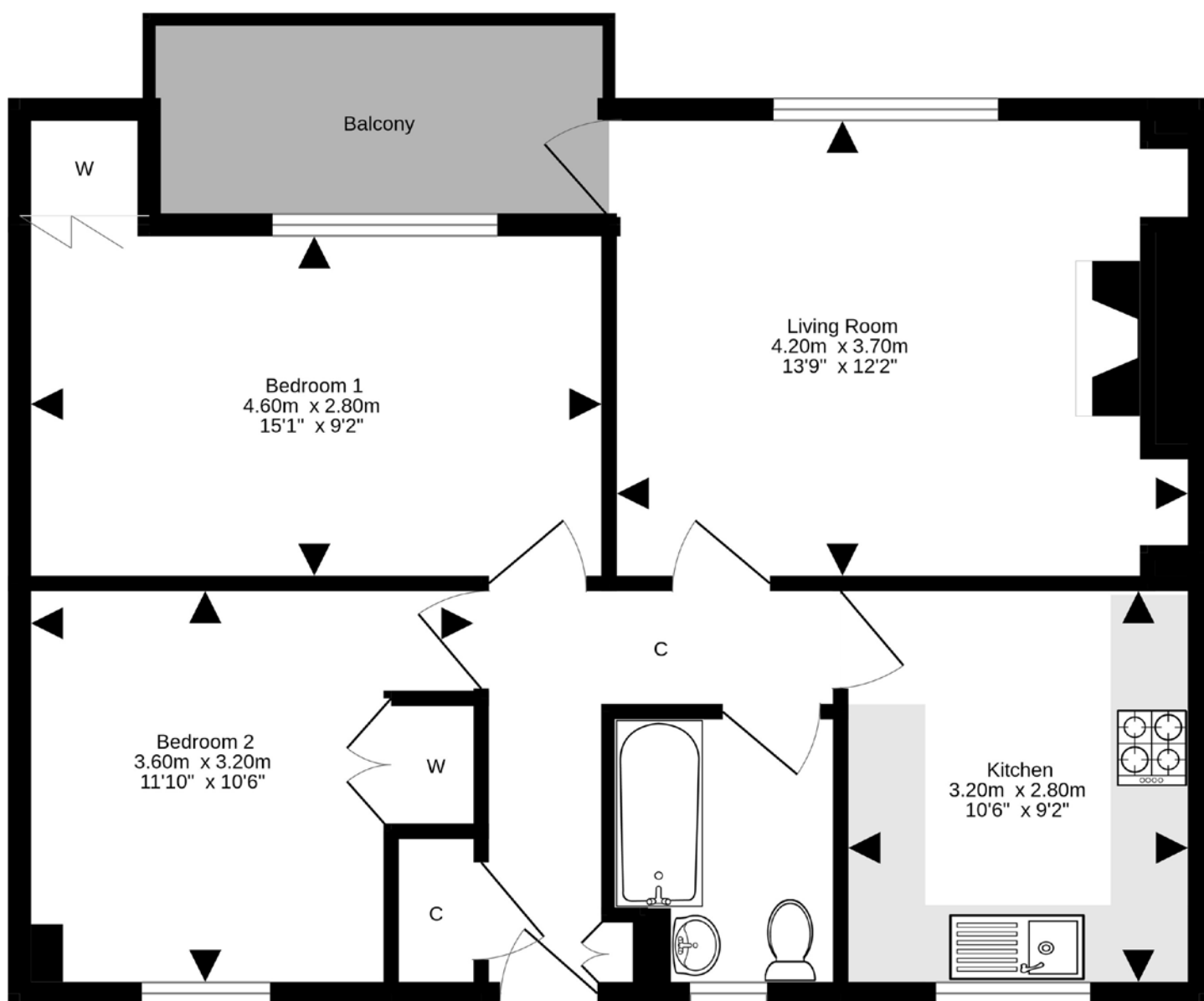




Bedroom 2







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Gross internal floor area (m²): 64m²

EPC Rating: C

Floor Plan





Nestled in the sought-after neighbourhood of Trinity, Craighall Road offers tranquillity while keeping the city centre within easy reach. Local amenities, parks, schools, and excellent transport links are all at your fingertips, promising a convenient and vibrant lifestyle. The district is purely residential in nature and is situated just north of the New Town connected to it by Inverleith Row.

The trip into the city centre might take as little as fifteen minutes using one of the many and frequent bus services that pass through the district. Being located on Ferry Road, travel to the east and west side of the city cannot be simpler or more convenient.

For those who enjoy open air facilities, there are the Botanic Gardens and Inverleith Park nearby. The walkways created on some of Edinburgh's old railway lines which radiate out from Warriston offer country-like walks yet within the very heart of the city. This is a peaceful, quiet, convenient, and well-established area surrounded by excellent services and amenities and within the easiest possible reach of the City Centre. Because of all this, it is a much respected and highly sought after.

The Location

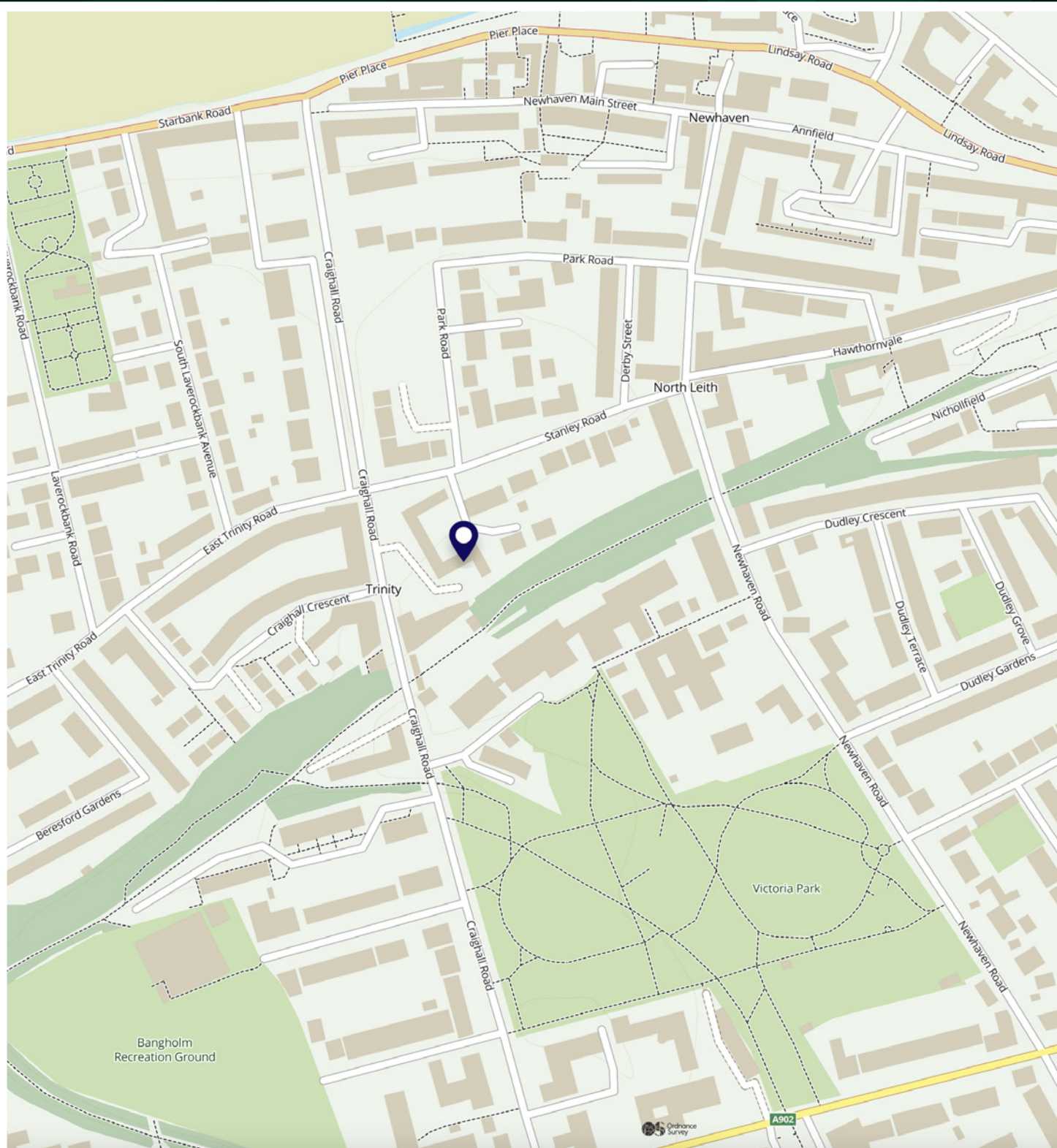


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Exchange
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THE SUNDAY TIMES
THE TIMES



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