

12/22 Craighall Gardens

TRINITY, EDINBURGH, EH6 4RJ



This contemporary three-bedroom second-floor flat is positioned on a quiet cul-de-sac in the highly desirable area of Trinity



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McEwan Fraser is delighted to present this contemporary three-bedroom second-floor flat to the market. The property is positioned on a quiet cul-de-sac in the highly desirable area of Trinity, only a seven minute walk from the sea with a walking/ biking path from Victoria Park to the city center, Portobello and beyond. Immaculately presented, this luxury apartment is bright and generously proportioned with tasteful decor and quality fixtures and fittings throughout.

LIVING/DINING/KITCHEN



The impressive accommodation is entered via a mutual stairwell and lift system and comprises a large welcoming hallway with a secure entry phone system and storage cupboard. The fabulous open-plan living/dining/kitchen has beautiful engineered hardwood flooring and access to a private decked balcony, ideal for soaking up the sun and relaxing.



The contemporary kitchen has a range of wall and base units with integrated appliances including a gas hob, built-in microwave, oven, fridge freezer, dishwasher and extractor hood, as well as a waste disposal, water filter and a useful pantry. With plenty of space for a dining table, this is an ideal space for entertaining.





The master bedroom is well proportioned with two large built-in wardrobes providing fantastic storage space. Located off the master bedroom the luxurious en-suite bathroom has a white suite, heated towel rail, and neutral decor. The second double bedroom has a large built-in wardrobe and en-suite shower room. Bedroom three is a further good-sized double with a built-in wardrobe.

There is a spacious shower room located off the hallway with contemporary neutral tiling and a shower cubicle. A utility room with a sink provides additional storage space and facilities for a washing machine and tumble drier.

THE SHOWER ROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3

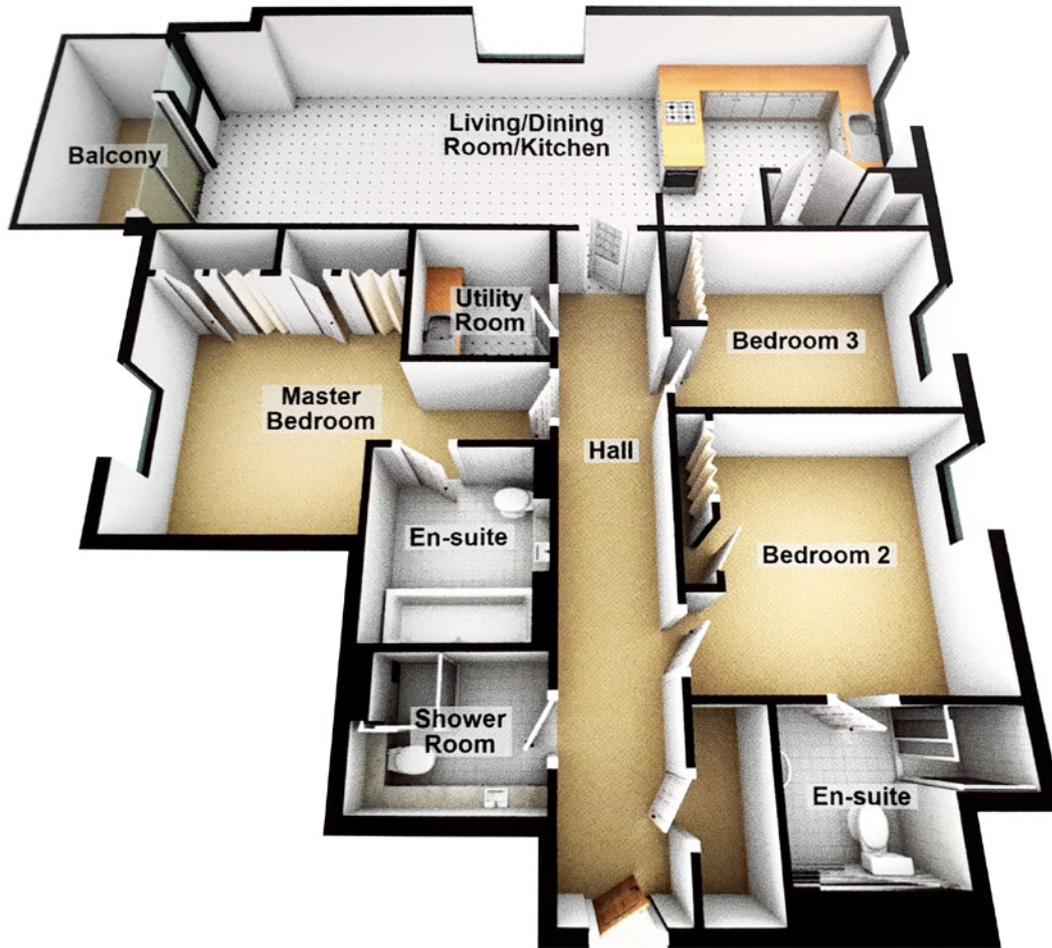


Further benefits include gas central heating, full double glazing, allocated residents' parking space, a bike store, and landscaped gardens. Of particular note is that the parking space for this flat is at the end of a row affording much easier access to and from the driver's door.

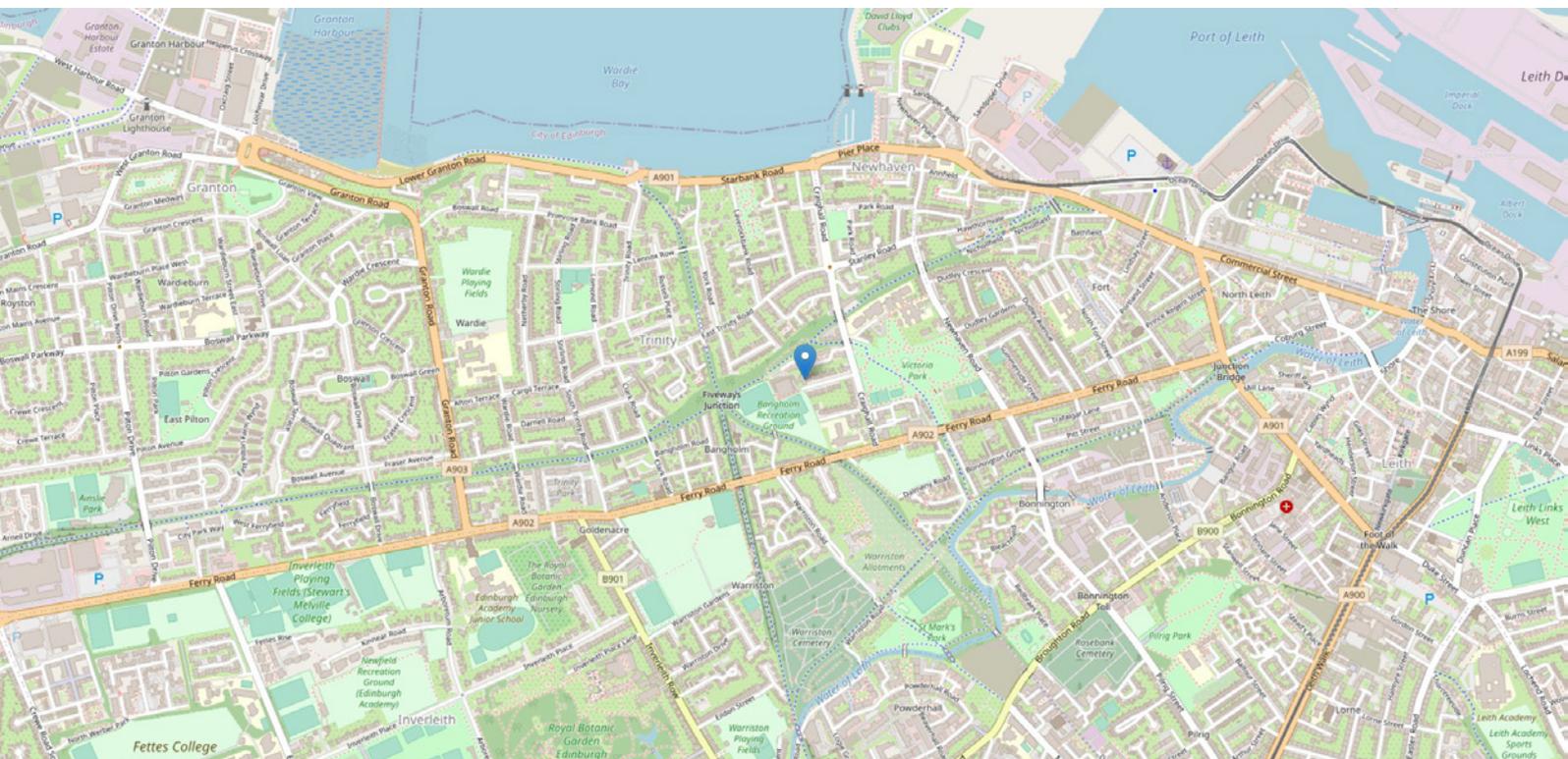
Excellent transport links are within easy reach and are very convenient for routes out of the city to the airport, City Bypass, and Forth Bridges. Victoria Park is on your doorstep and the popular Botanic Gardens and Inverleith Park are nearby. This desirable property is a perfect home, ideally suited to those who want to live close to the city's heart. Early viewing is recommended.



FLOOR PLAN, DIMENSIONS & MAP



Gross internal floor area (m²): 113m² | EPC Rating: B



THE LOCATION

There are parts of the city that, because of their location and character, stand head and shoulders above all else. Morningside might be one, Comely Bank could be another but Trinity, without a doubt, certainly is.





This is a highly sought-after and affluent residential area with ample green spaces nearby. This property is in close proximity to Victoria Park, which features tennis courts, basketball courts and a children's play park. Inverleith Park and The Royal Botanical Gardens are also located close by. The city centre is easily accessible as the area is well served by frequent public transport links and there is easy access to the city bypass and all major motorways for travel further afield.

The area is well served by a range of amenities nearby including the cosmopolitan areas of The Shore and Newhaven Harbour where you will find an abundance of award-winning restaurants, bars and bistros as well as independent retailers. Ocean Terminal Shopping Centre provides a vast array of shops including a Marks and Spencer Food hall, restaurants, a multi-screen cinema and a gym. Further recreational facilities are provided by David Lloyd's Sports Centre, alongside a 24-hour Asda both of which are within easy reach. The Water of Leith Walkway and Forth waterfront provide pleasant walks, and there is easy access to an extensive network of cycle paths from many locations in the vicinity.



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