

# 2/4 Craighall Crescent

TRINITY, EDINBURGH, EH6 4RY



*Beautiful one-bedroom flat that enjoys a corner position in a traditional sandstone tenement with views of Calton Hill and Arthur's Seat*



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McEwan Fraser is delighted to present this beautiful one-bedroom flat that enjoys a corner position in a traditional sandstone tenement with views of Calton Hill and Arthur's Seat. Internally, the property offers a contemporary finish balanced with some lovely period features and it is offered to the market chain free.

# THE LIVING ROOM



Accommodation is focused on a beautiful living room with a bay window, working shutters, high skirting boards, exposed wooden floorboards, and a beautiful cornice. The ample space available will give a new owner plenty of flexibility to create their ideal entertaining space.

# THE KITCHEN/DINER & UTILITY ROOM



The flat also boasts a lovely dining kitchen that has been refitted to an exacting standard. There is a generous range of units arranged around a Belfast sink and a mixture of free-standing and integrated appliances. The kitchen also has a large island with a breakfast bar, space for a dining table, a large pantry, and there is a small utility room housing a washing machine.





The bedroom is a well-proportioned double with an integrated bed that has been designed to offer phenomenal storage. The bedroom enjoys high ceilings, period coving, and excellent levels of natural light. Internal accommodation is completed by the bathroom which enjoys underfloor heating contemporary tiling and a three-piece white suite with a mains shower over the bath.

For extra warmth and comfort, the property boasts gas central heating and recently upgraded double glazing.

## THE BATHROOM



# THE BEDROOM



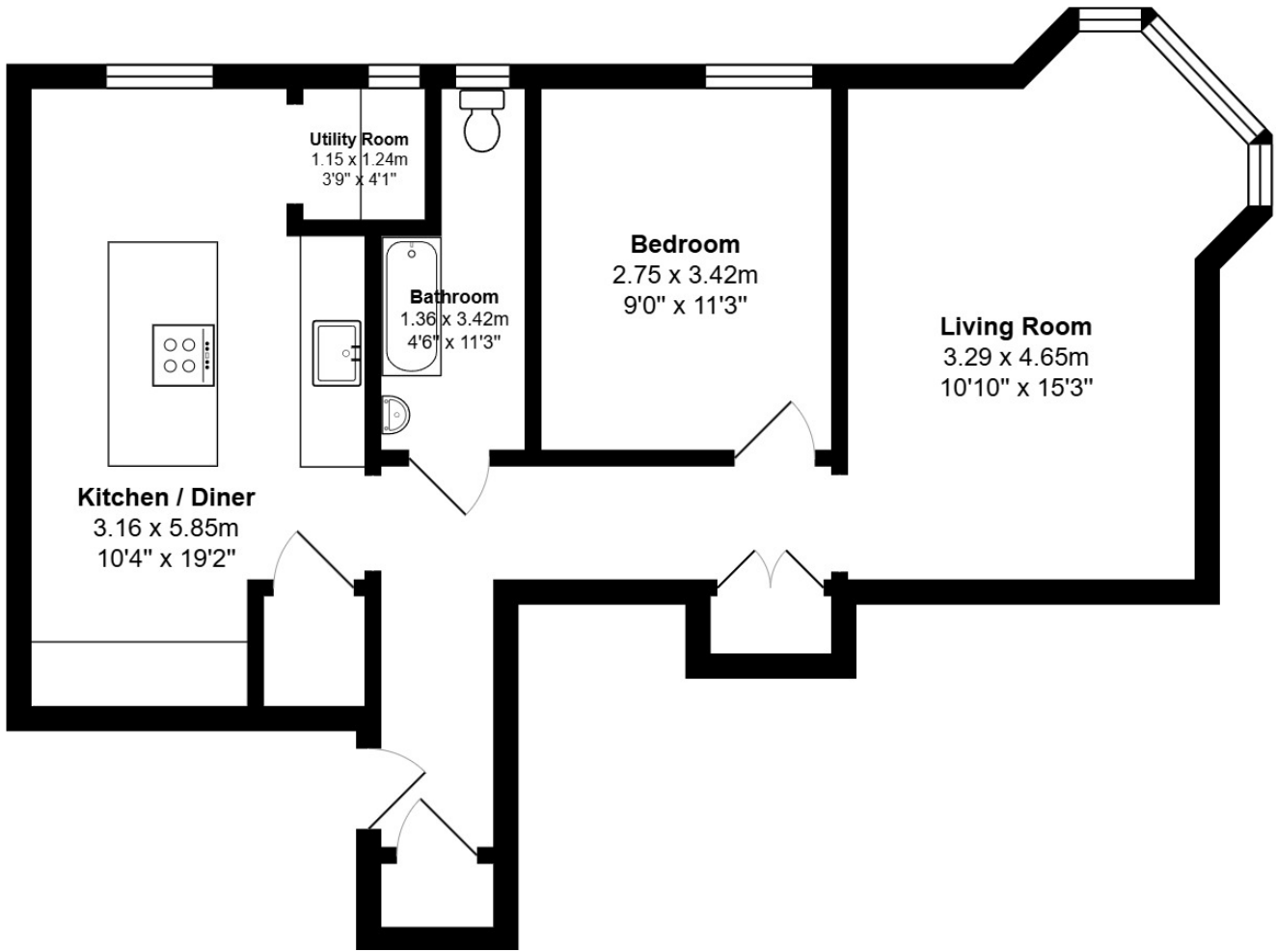
Externally there is a well-maintained communal garden.

This is a superb example of a traditional tenement flat and internal viewing is highly recommended.

# EXTERNALS

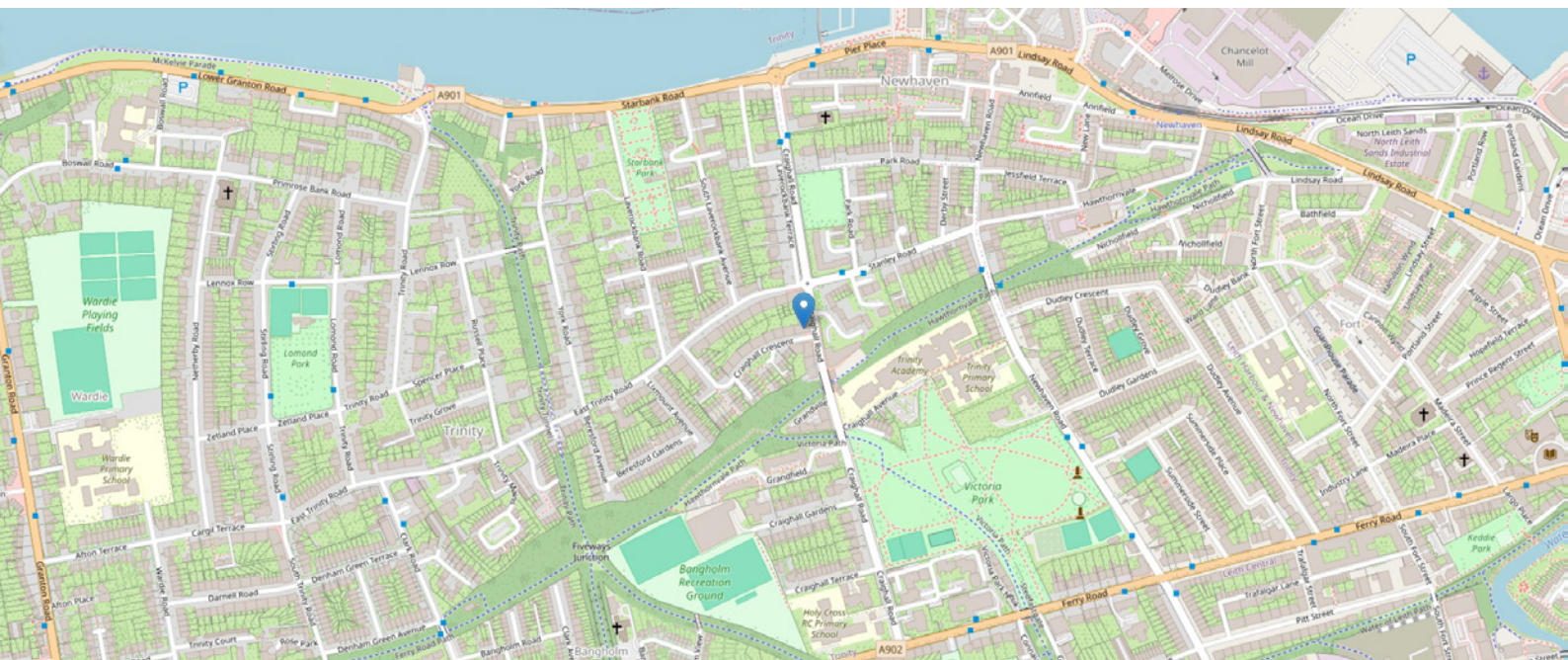


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup> | EPC Rating: C



# THE LOCATION

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including local shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible by bus and tram and offers a wider range of amenities.







Further facilities can also be found in the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores and a multi-screen cinema. There is a 24-hour Asda supermarket located within the neighbouring Newhaven district and there is a Sainsbury local located on Craighall Road. Schooling is well represented from nursery to senior level. For the commuter, there is an efficient public transport network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.



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