

22 Craighall Road

TRINITY, EDINBURGH, EH6 4SA



Rarely available main door flat combining period charm with modern living in the heart of Trinity



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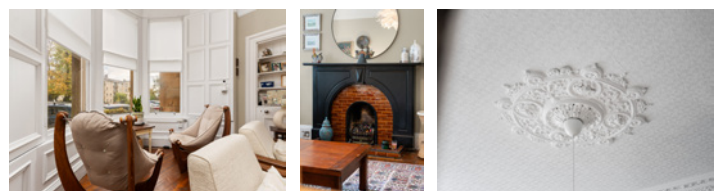
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Nestled in the highly sought-after Trinity area, this beautifully presented two-bedroom main door flat on Craighall Road offers a rare opportunity to secure a charming period home in true walk-in condition.

Entering through your private front door, you are welcomed by a bright hallway that immediately showcases the character of this traditional property: high ceilings, ornate cornicing, and original wooden flooring that flows through much of the home.

THE LIVING ROOM



To the left sits the spacious living room, complete with elegant detailing, a gas fireplace, and a large window flooding the room with natural light. From here, you'll find access to a versatile box room, currently utilised as a third bedroom but equally suitable as a home office, nursery, or dressing room. This room can also be accessed from the main hallway.

THE KITCHEN & UTILITY



At the end of the hall is the impressive kitchen, featuring a modern design with a gas hob, oven, microwave, dishwasher, and fridge/freezer, along with generous storage and worktop space. The size of the room easily accommodates a dining area, making it a wonderful space for both everyday living and entertaining. A handy utility room sits just off the kitchen, providing additional storage and countertop space.

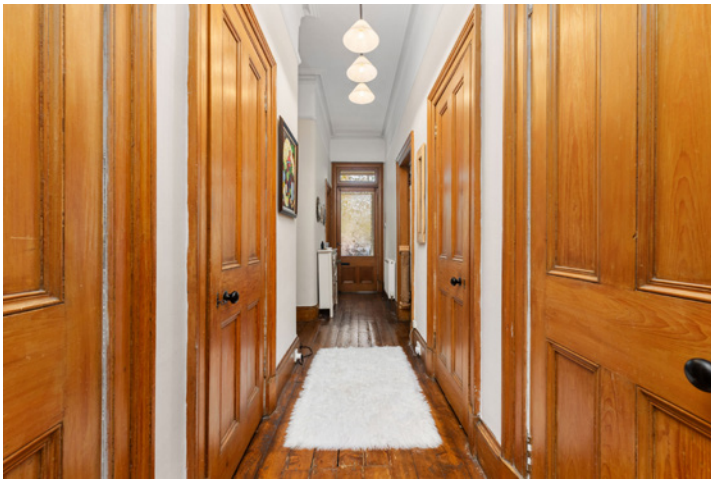


BEDROOM 1



BEDROOM 2





Both bedrooms are well-proportioned doubles, each benefiting from integrated wardrobes. A contemporary three-piece family bathroom completes the internal accommodation.

THE SHOWER ROOM



THE BOX ROOM



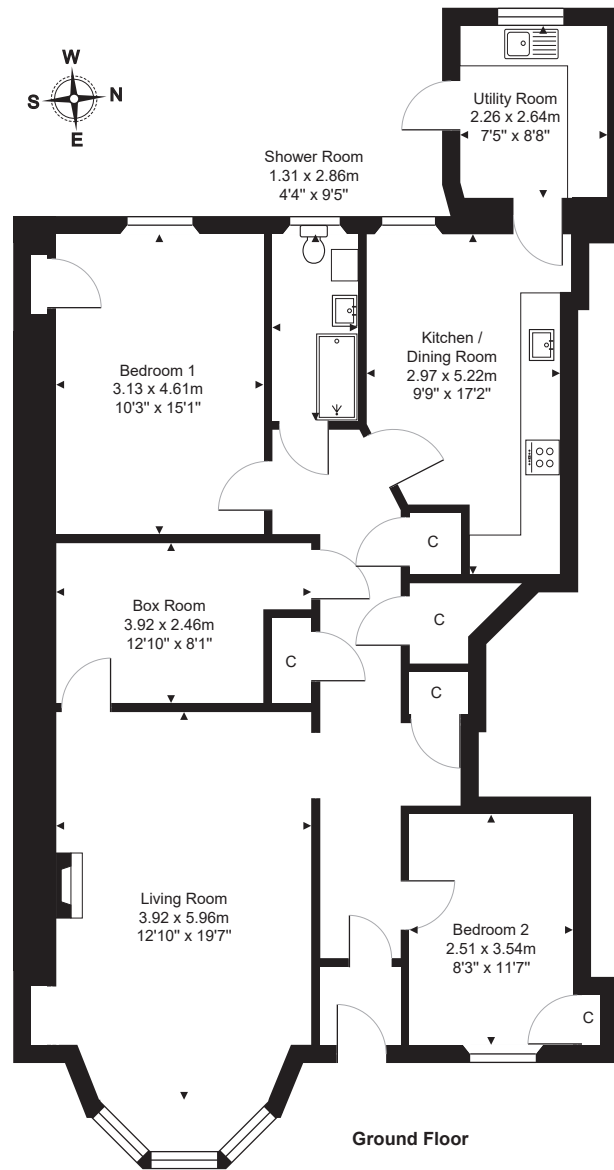
Externally, residents enjoy access to a well-kept communal rear garden and ample on-street parking to the front.

This exceptional flat combines the elegance of traditional Edinburgh architecture with the convenience of modern living. It is an opportunity not to be missed.

EXTERNALS

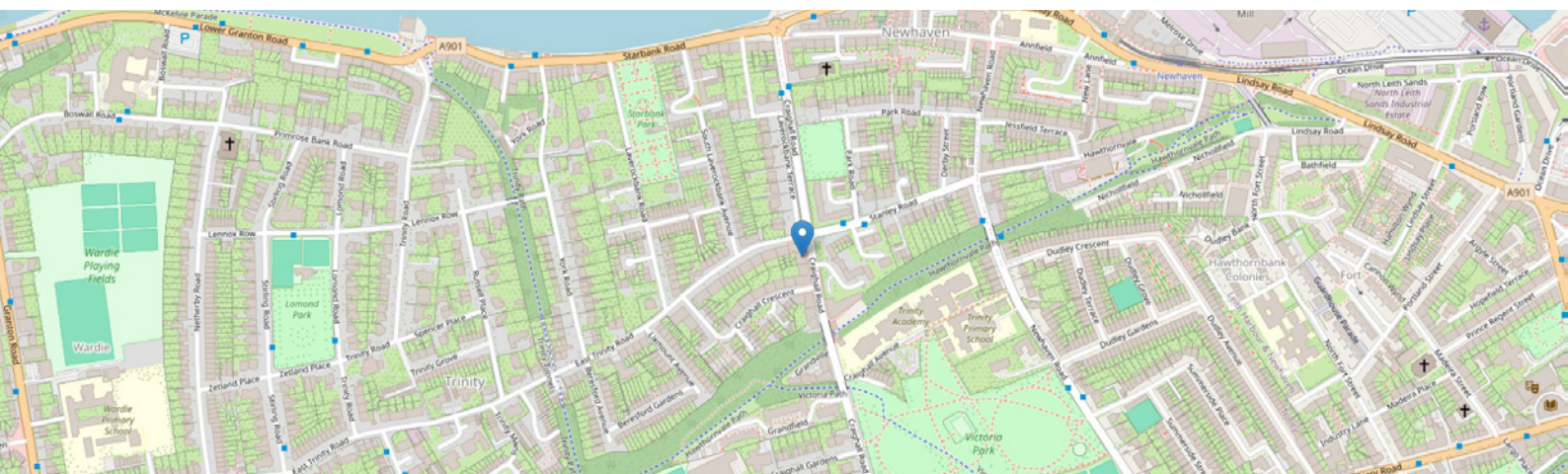


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 101m² | EPC Rating: D



THE LOCATION

There are parts of the City which, 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. The district is purely residential in nature and is situated just north of the New Town, connected to it by Inverleith Row. It comprises a wide variety of substantial property styles ranging from very large detached stone-built villas to spacious flatted properties, all completed before the turn of the century. Rather fewer modern properties provide something of a counterpoint but even a brief visit to the district will readily reveal its air of establishment and maturity.





From here, along Inverleith Row, the trip into the City Centre might take as little as ten 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 sides of the City cannot be simpler or more convenient. Nearby is an excellent local shopping centre at Goldenacre. This is a very lively centre providing a wide variety of shopping facilities as well as a post office and banking services.

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. Edinburgh's formal entertainments tend to be highly concentrated in the Lothian Road/Tollcross area. Here, there are theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs. The return trip by taxi ought to take no more than ten minutes in the late evening.

All things considered, 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. As a consequence of all this, it is a much respected and highly sought-after.



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