




McEwan Fraser Legal

Solicitors & Estate Agents

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8/8 Craighall Crescent

TRINITY, EDINBURGH, EH6 4RY

TRINITY

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.

Situated between Granton and Newhaven harbours there is local shopping available at the 24-hour Asda store and Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs. There is also a Sainsbury's local within walking distance and situated just across the road from the property.

A few moments away, Leith waterfront and Newhaven Pier provides a host of cafés, galleries and Michelin starred restaurants as well as the famous Loch Fyne Seafood & Grill restaurant. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. A number of open-air recreational facilities are within easy reach of the area.

The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk.



8 / 8

CRAIGHALL CRESCENT

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An excellent opportunity has arisen to acquire this highly desirable one bedroom flat, well located within the popular Trinity area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in great decorative order while briefly consisting of; entrance hallway, a bright and spacious sitting room with a feature fireplace, a bay window, a built-in Edinburgh press cupboard and period corncicing, a modern kitchen/diner which benefits from a 5 gas smeg hob/oven, extractor hood, washing machine and fridge/freezer plus not only benefiting by the fitted wall and floor storage cupboards there is also a deep kitchen press.

There is a spacious double bedroom, a box room which is currently a walk in wardrobe providing the optional use as a home office or study and finally a three-piece, shower room.

This property also benefits from; storage throughout, secure door entry system, high ceilings, real wood flooring throughout, gas central heating, full double glazing, a communal garden to the rear of the property, accessed via the stairway and more than adequate unrestricted on-street parking to accommodate for residents and visitors alike.

In addition to the regular bus service, with the new tram extension approved this year you will find a tram stop just a few meters away from the flat providing easy public access all over the city.

"HIGHLY DESIRABLE 1 BED FLAT"





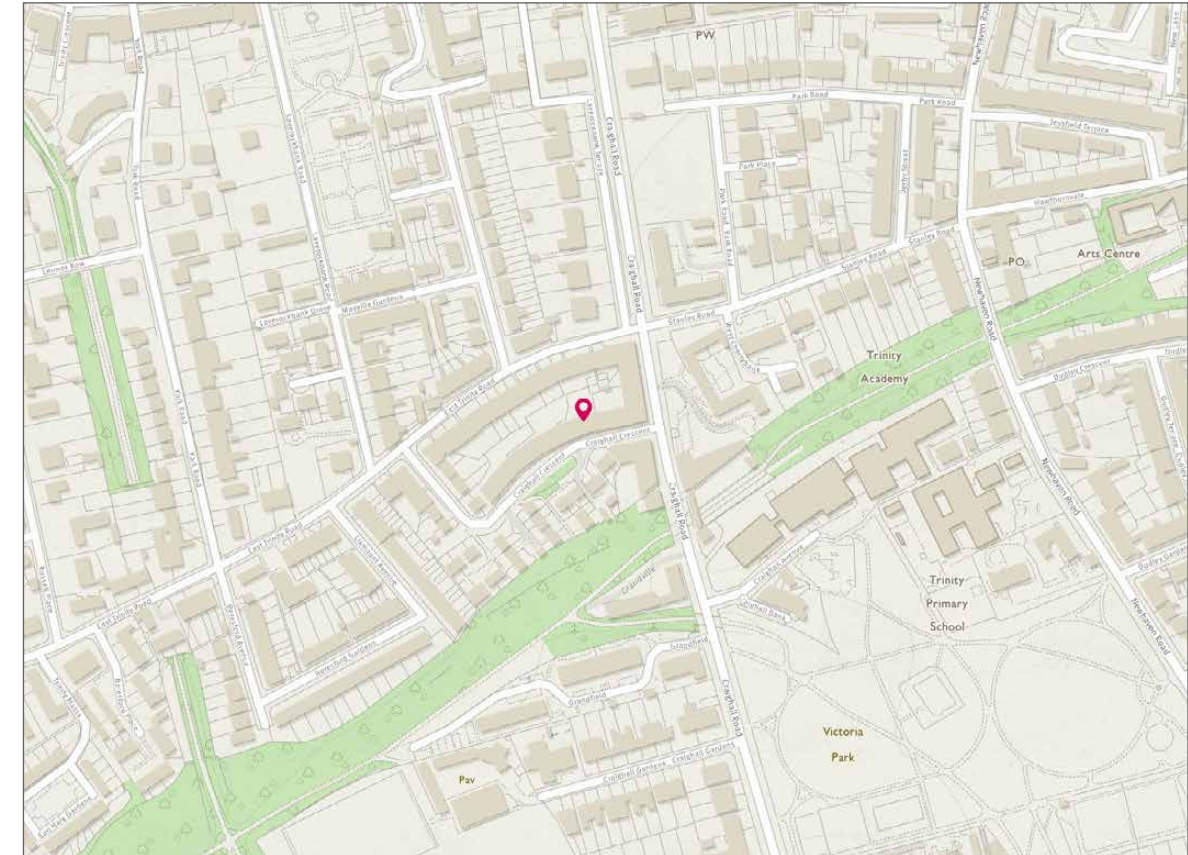
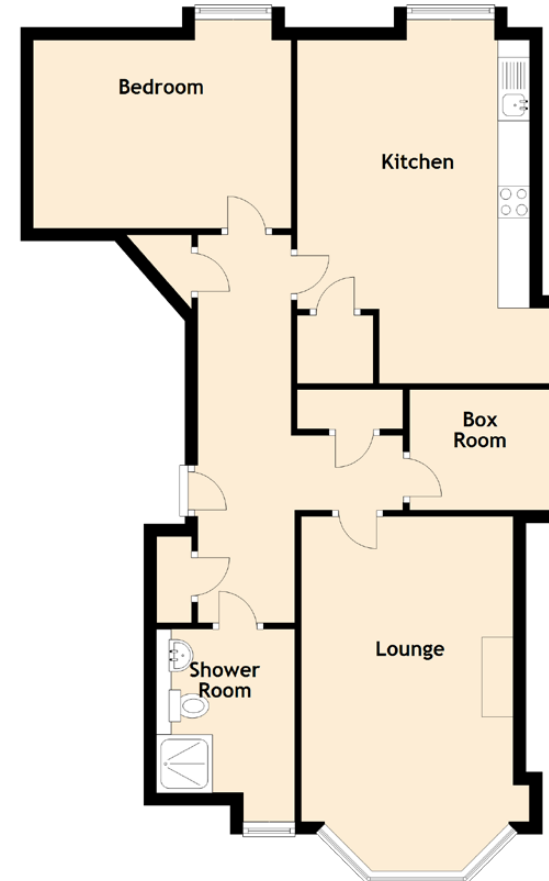
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	6.08m (20') x 3.34m (10'11")
Kitchen	5.40m (17'9") x 3.66m (12')
Bedroom	4.06m (13'4") x 2.96m (9'9")
Box Room	2.11m (6'11") x 1.90m (6'3")
Shower Room	3.03m (9'11") x 2.18m (7'2")

Gross internal floor area (m²): 77m² | EPC Rating: E






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