

3/8 Craighall Crescent

EDINBURGH, EH6 4RX



Traditional one-bed tenement flat benefiting from a separate office/study, located in the sought-after Trinity area of Edinburgh



0131 524 9797



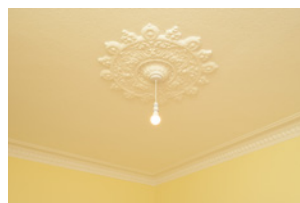
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McEwan Fraser Legal is delighted to present this one-bedroom, top-floor flat in the desirable residential area of Trinity. The flat is in move-in condition, with ample opportunity to upgrade and modernise whilst keeping its traditional charm.

THE LIVING ROOM



The key features of this flat include a spacious hallway leading to all rooms, including the bright living room area featuring intricate cornicing and large windows which provide the property with natural lighting. The flat's kitchen includes ample storage space, fridge freezer, an induction hob and oven.

THE KITCHEN





The sizeable main bedroom features a large sliding door wardrobe with plentiful storage space. The flat also has a versatile space that can serve as a home office or as an additional storage room. The three-piece bathroom is finished with white tiles, including a bath, sink and toilet.

THE BATHROOM



THE BEDROOM



THE BOX ROOM / OFFICE



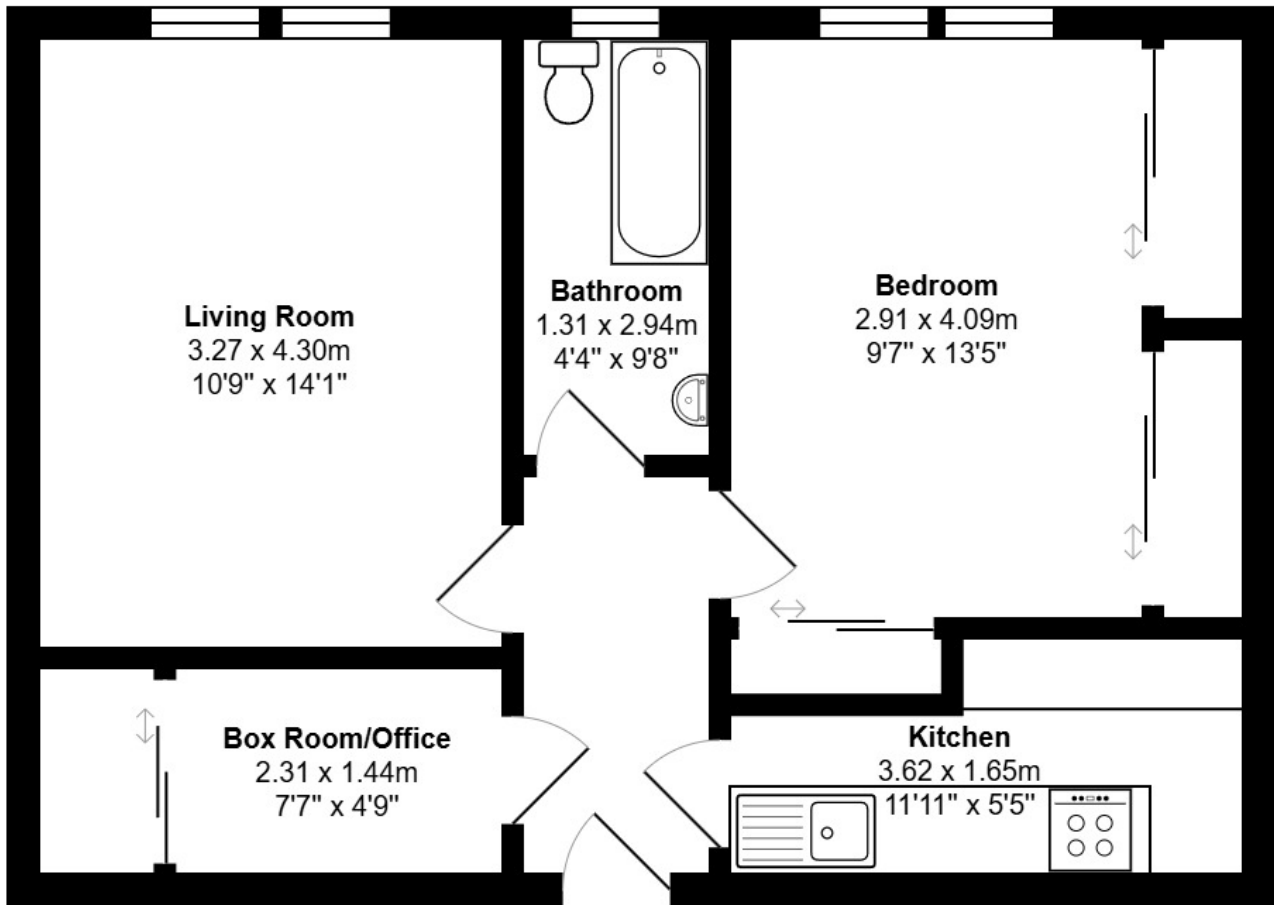
Some additional features of this property are the large communal garden, perfect for enjoying outdoor space in a peaceful setting, and a beautifully detailed stairwell with traditional tiles and a bright skylight.

The flat would make for a perfect home in one of Trinity's most sought-after locations, highly suited to first-time buyers or developers.

EXTERNALS

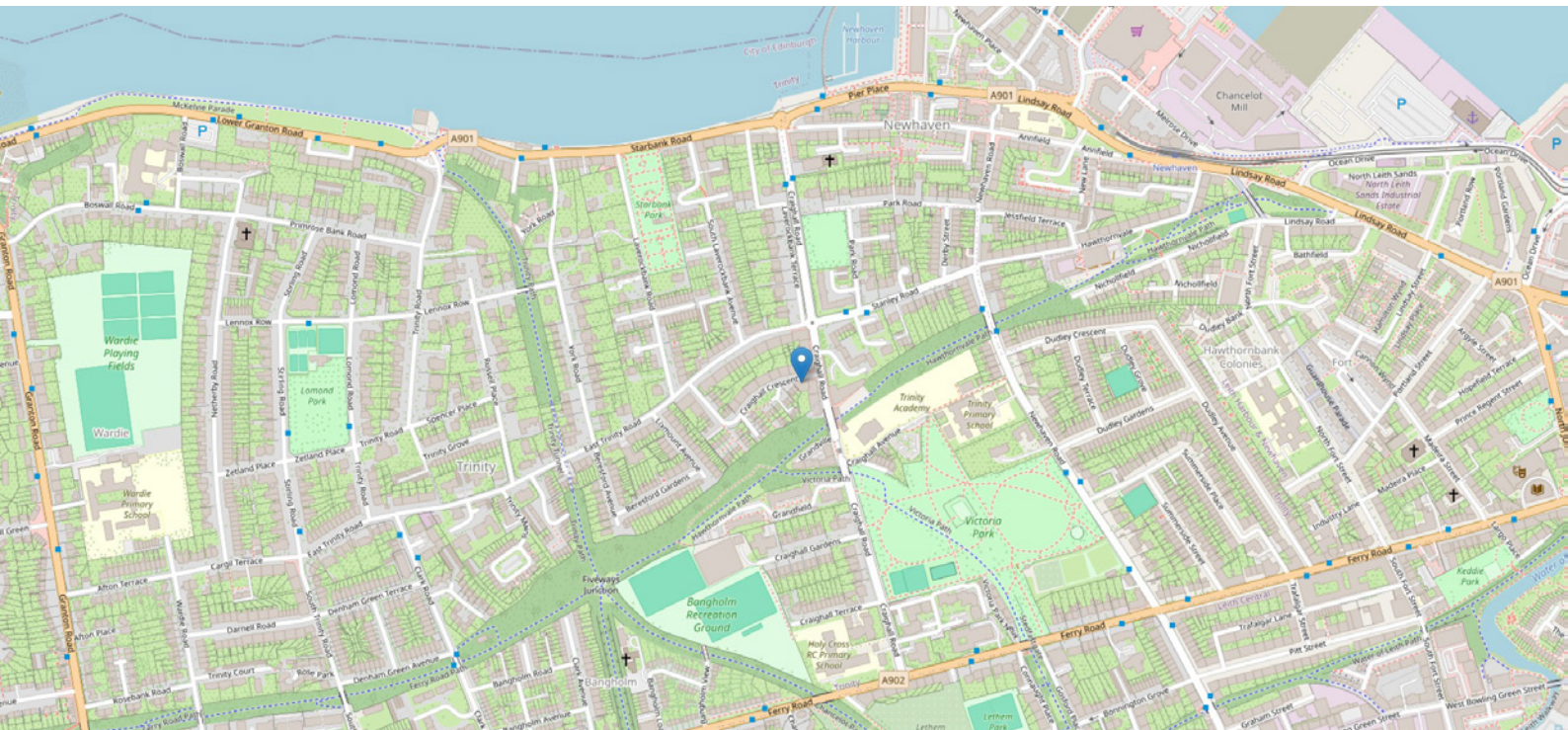


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 51m² | EPC Rating: F



THE LOCATION

Trinity is a popular residential area situated to the north of Edinburgh City Centre. The area comprises a wide variety of property styles, including stone-built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern housing estates.





The district is purely residential 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 Waitrose in Stockbridge as well as the 24-hour Asda store and Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.

A few moments away, Leith waterfront provides a host of cafés, galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Several open-air recreational facilities are within easy reach of the area.

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



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Exchange
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Text and description
FINLAY SMITH
Surveyor



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