

3/9 Craighall Crescent

EDINBURGH, EH6 4RX



Traditional one-bed tenement flat with modern detailing



0131 524 9797



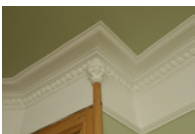
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McEwan Fraser Legal is delighted to present this exquisite one-bedroom, top-floor flat in the desirable residential area of Newhaven. The flat is in immaculate condition, combining traditional charm with modern touches, and boasts breathtaking views of Edinburgh Castle on the skyline.

THE LIVING ROOM



The key features of this flat include the grand and elegant living room space, with generously sized sash-and-case windows, traditional wooden skirting and shutters for added warmth. The room has intricate cornicing and a beautifully detailed, working fireplace with tiled accents. Including a built-in shelf provides both practicality and character, while the corniced ceiling light shade is a stunning finishing detail.

THE BEDROOM & BOX ROOM



The large main bedroom features a gorgeous ceiling detail and large windows, flooding the room with natural light. The flat also has a versatile space that can serve as a second bedroom, home office or additional storage.



The flats bright kitchen includes ample storage, white tiled splashbacks and white cupboards, and a gas cooker. The adjoining dining area is a highlight, featuring a striking grand fireplace that perfectly blends the buildings traditional charm with the cosy ambience of the flat.

THE KITCHEN/DINER



THE BATHROOM



The bathroom is finished with cream tiles, and includes a bath, toilet and a heated towel rail for comfort and style. The welcoming hallway is beautifully finished with varnished wooden flooring, adding to the overall charm of the property.



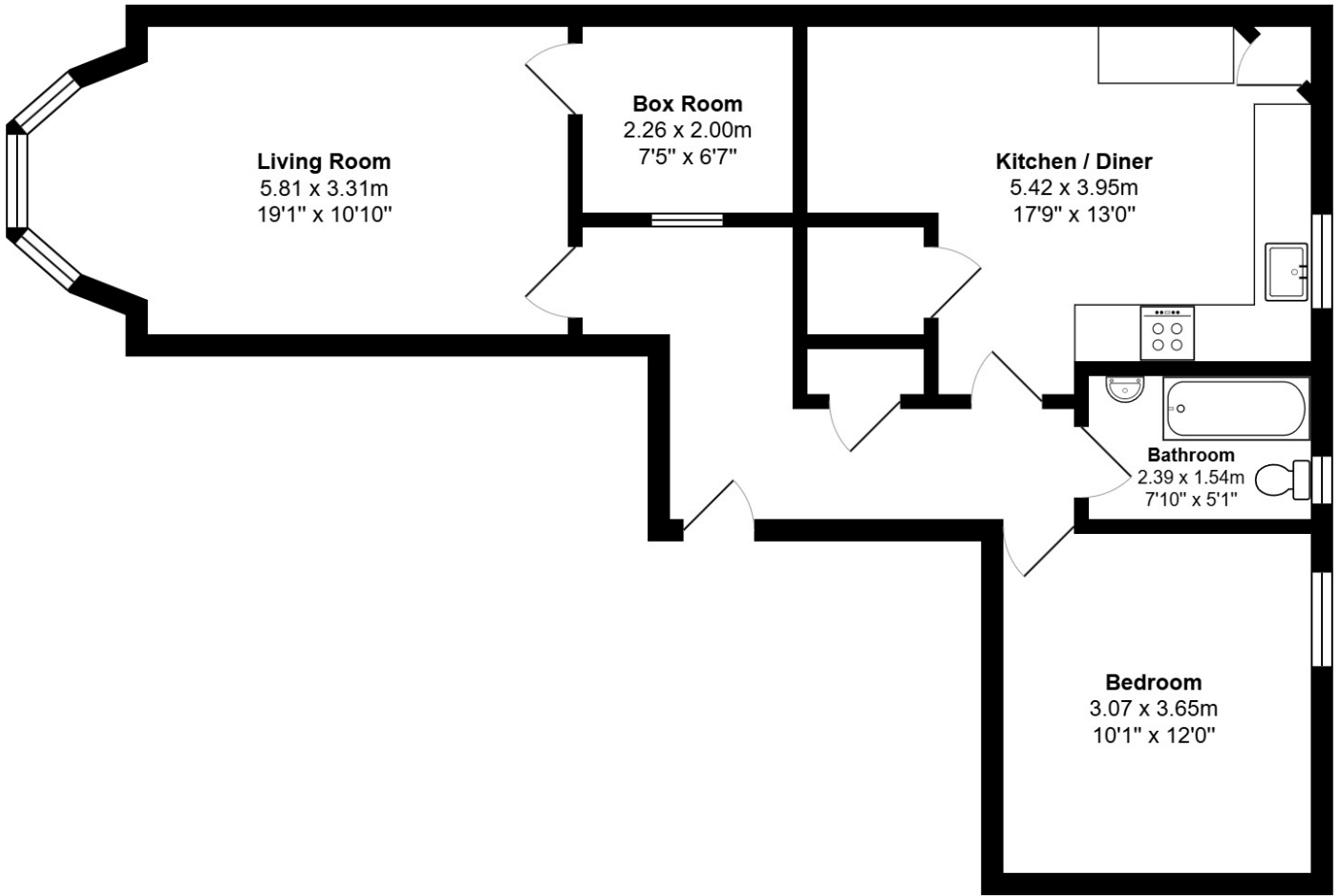
Some additional features of this property are the large communal garden, perfect for enjoying outdoor space in a peaceful setting, and a beautifully detailed stairwell with traditional tiles and a bright skylight.

The flat would make for a perfect home in one of Newhaven's most sought-after locations.

EXTERNALS

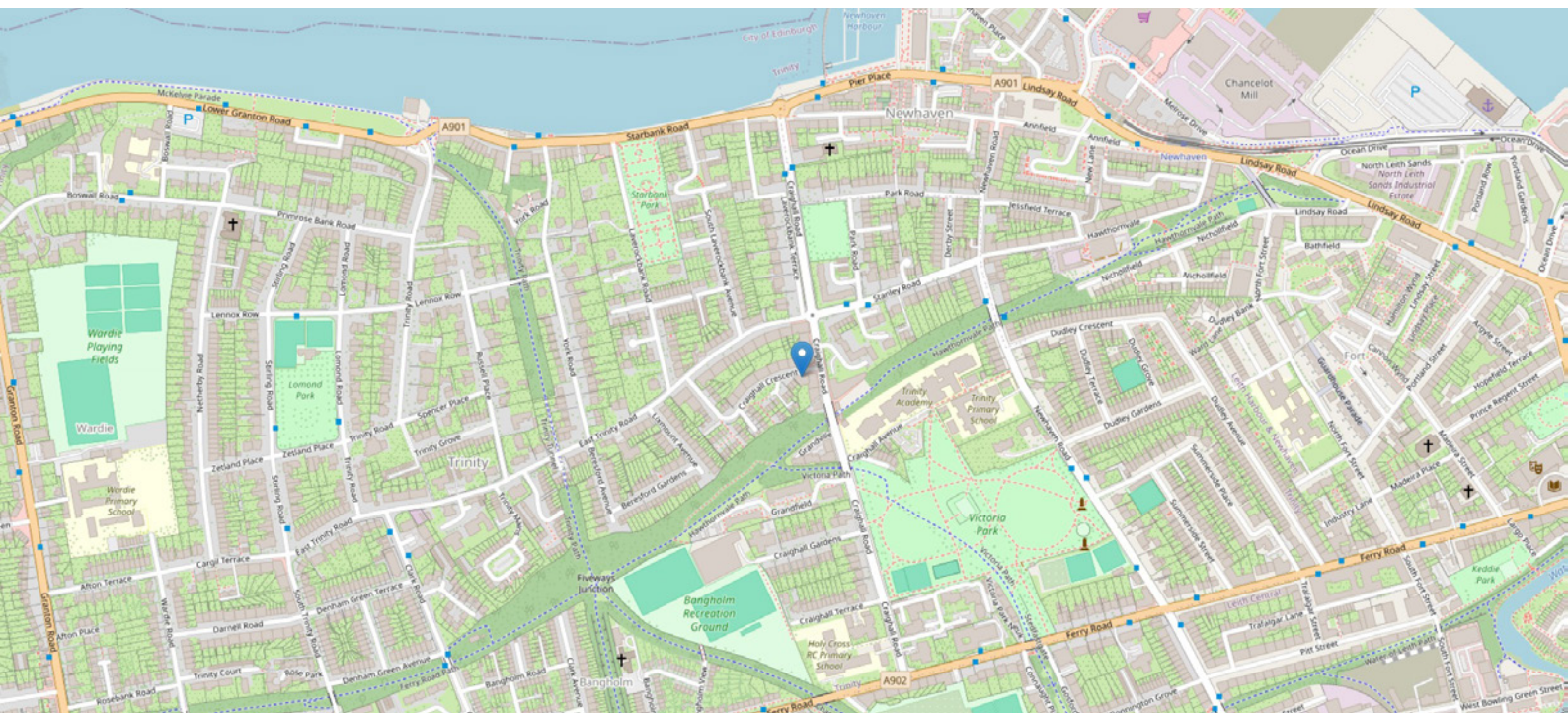


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 73m² | EPC Rating: D



THE LOCATION

Newhaven 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.





A few moments away, Leith waterfront provides a host of café's, galleries and Michelin-starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and post office services. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate a vast variety of shopping needs.

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 of an afternoon walk. Portobello and Crammond beaches are also within easy reach.

Regular bus services run to and from the city centre and surrounding areas. The cycle path behind the property means you can be in town in 15 minutes and have unlimited access to the rest of the city.




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