



GILSON GRAY

LAW • PROPERTY • FINANCE

17 CRAIGHALL CRESCENT

Trinity, Edinburgh, EH6 4RX



This three-bedroom semi-detached house is a charming residence, which features modern interiors completed with appealing décor and quality finishings. The home features an open-plan reception area and a stylish kitchen; plus, it has private parking and a fully-enclosed rear garden that captures lots of daily sun. In addition, the property has a desirable location in sought-after Trinity. It is set within easy reach of the shorefront, as well as transport links, schools, and fantastic amenities including the high-street stores at Ocean Terminal.

Extras: integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Well-presented semi-detached house
- Situated in sought-after Trinity
- Naturally-lit entrance hall
- Dual-aspect, open-plan living/dining room
- Modern, Shaker-inspired kitchen
- Three bright bedrooms
- Quality three-piece shower room
- Partially-floored attic with electricity
- Low-maintenance front garden
- Enclosed, southwest-facing rear garden
- Summer house that is wired
- Private parking space







"A THREE-BEDROOM
SEMI-DETACHED HOUSE IN
TRINITY, OFFERING MODERN
INTERIORS WITH STYLISH
DECORATION AND QUALITY
FINISHINGS"





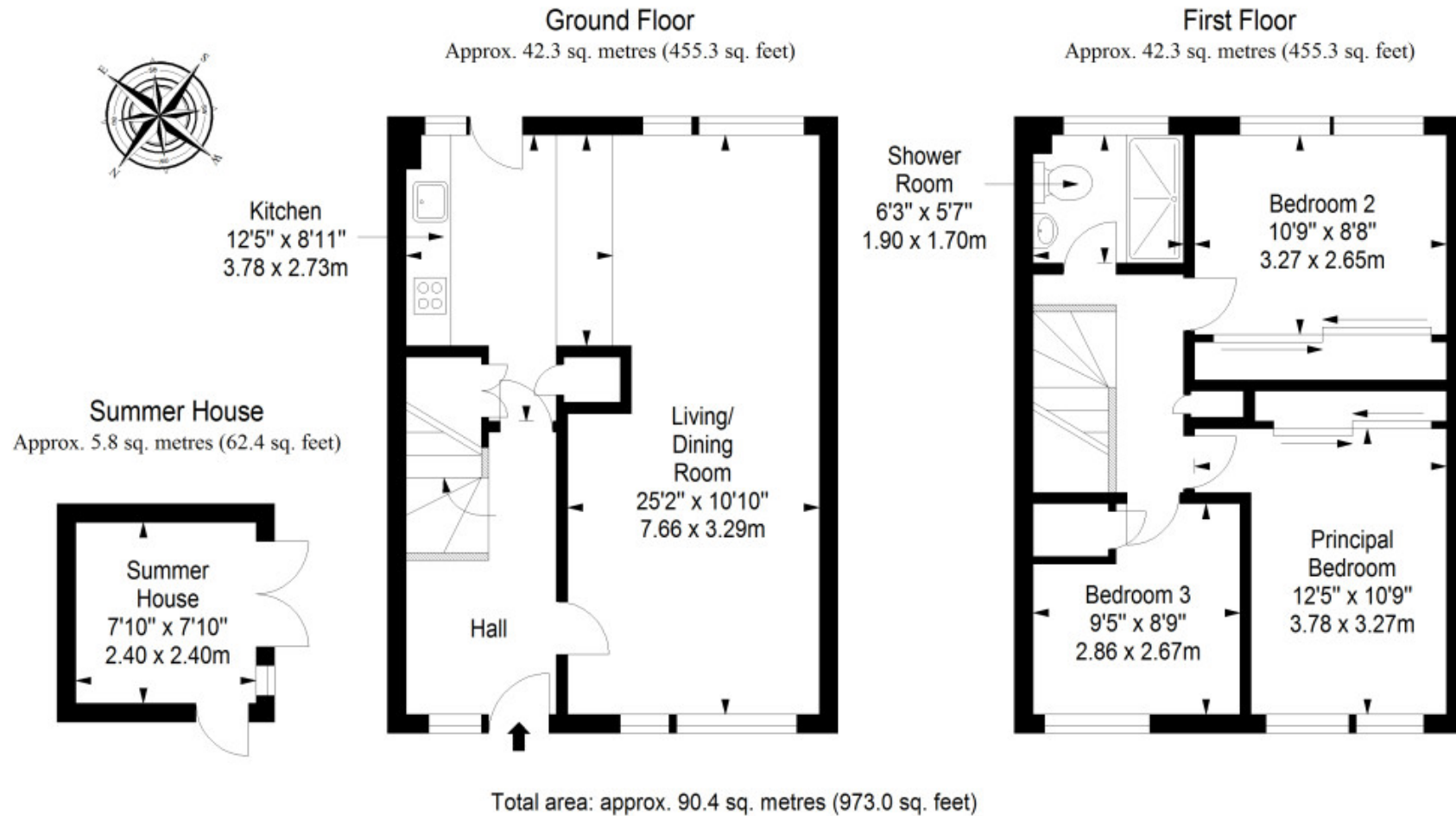
EPC RATING:

D

COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





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BORDERS

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