



28/3 Craighall Road,
Trinity EH6 4SA

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living/ Dining Room
- Kitchen
- Two Double Bedrooms (one en-suite)
- Bathroom
- Communal Rear Garden
- Free On-Street Parking
- Partially Double Glazing & GCH
- EPC Rating – C



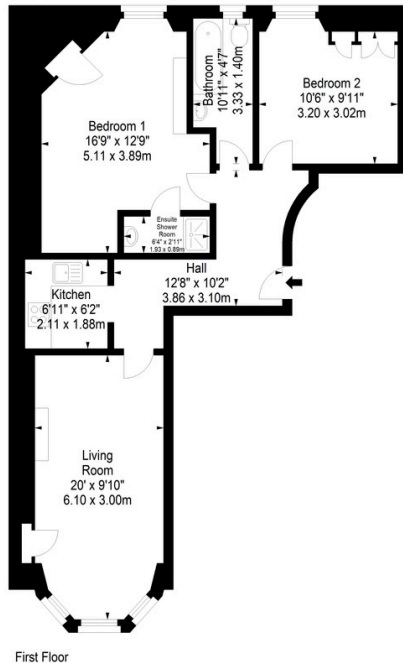
Forming part of a traditional, Victorian tenement, this well-presented first floor flat is situated in a highly south-after area of Trinity, within walking distance of the seafront. The property is close to convenient bus links, local amenities including shops, bars and cafes and the vibrant Shore is easily accessible offering a range of popular eateries. There are lovely outdoor areas at nearby Victoria Park, Inverleith Park and the Royal Botanic Gardens. The accommodation comprises: a welcoming hallway, bright, spacious living room with ornate corning and period fireplace, separate kitchen, two good-sized double bedrooms, one with en-suite shower room, and bathroom with shower over bath. Externally, there is a well-maintained, shared garden to the rear and free on-street parking is available in the area. The property is partially double glazed and has gas central heating. Included in the sale are the fitted floor coverings, oven, hob and washing machine. All included appliances are sold as seen with no warranty provided.



Craighall Road,
Edinburgh,
Midlothian, EH6 4SA



Approx. Gross Internal Area
706 Sq Ft - 65.59 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk