

45 Craighall Crescent, Trinity, Edinburgh, EH6 4SL



Description

A rare opportunity has arisen to acquire a delightful three bed extended semi-detached villa quietly set within the sought-after district of Trinity close to a host of excellent local amenities, schooling and transport links. Commanding an enviable cul-de-sac setting the property is presented to the market in immaculate order throughout offering comfortable and well planned living space which comes with the added attraction of a beautifully tended private rear garden with outhouse.

- Welcoming hallway with cloak room/WC
- Exceptionally spacious and bright dual aspect living room
- Stylishly appointed, ultra-sleek kitchen/breakfast room with integrated appliances and door to rear garden
- Double bedroom 3
- Upper landing with storage cupboard and hatch to attic space
- Two well proportioned double bedrooms, both with fitted wardrobes
- Exquisite family bathroom featuring a contemporary white suite having a separate shower enclosure
- Gas central heating and double glazing ensure year-round comfort and efficiency
- The rear garden is beautifully maintained incorporating a patio, artificial lawn and an outhouse with power and light
- Well tended front garden
- Allocated parking space

Extras

The fitted floor coverings, blinds, curtains, oven, hob, cooker hood, dishwasher, washing machine, wine cooler, fridge/freezer, breakfast stools in kitchen and bedroom 3 wardrobe are included. Additional items of furniture may be available by separate negotiation,

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

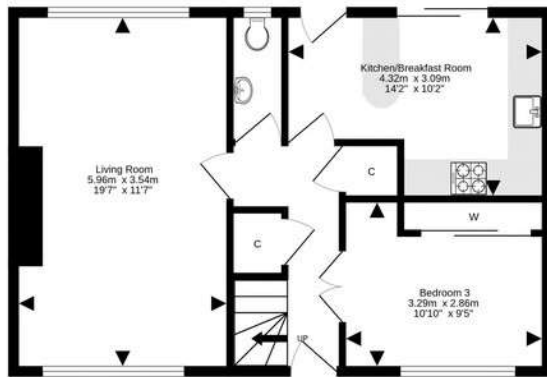
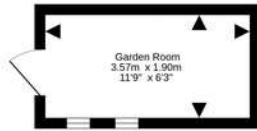


Location

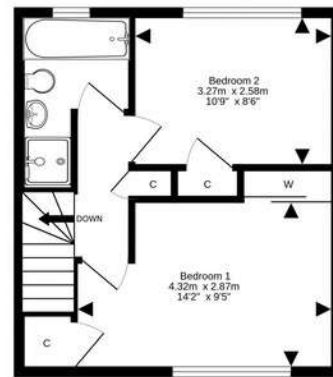
Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city as well as the newly opened tram link offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/ M9 motorway network are easily accessible for those going further afield.

EPC Rating: D



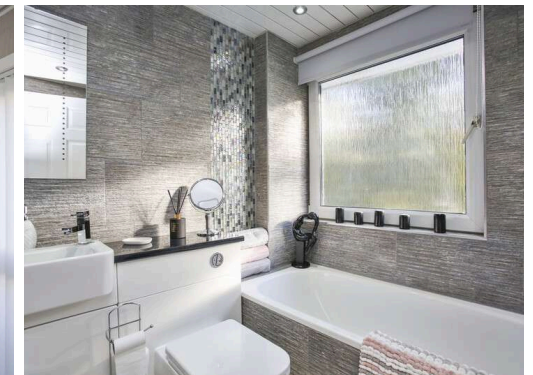
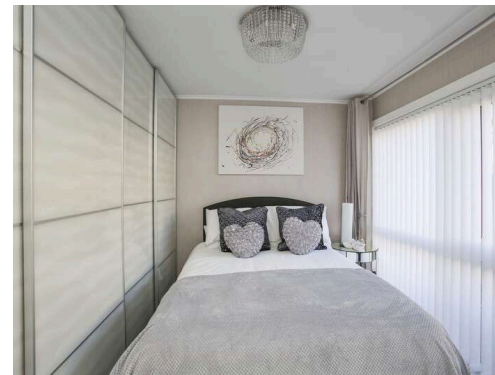


Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix. ©2023



Connor
Malcolm

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

