



2



1

40/4, Craighall Road
Edinburgh EH6 4RU



JOHNSON LEGAL
SOLICITORS



Set on the first floor of a traditional tenement in Trinity, boasting easy proximity to excellent amenities and attractions, whilst also being in easy reach of central Edinburgh, this two-bedroom flat is sure to appeal to a range of buyers. The flat comprises two double bedrooms, a large living room with a fireplace and a sizable bay window for ample natural light, a kitchen, and a shower room. Externally, the flat benefits from convenient access to on-street parking and nearby green spaces.

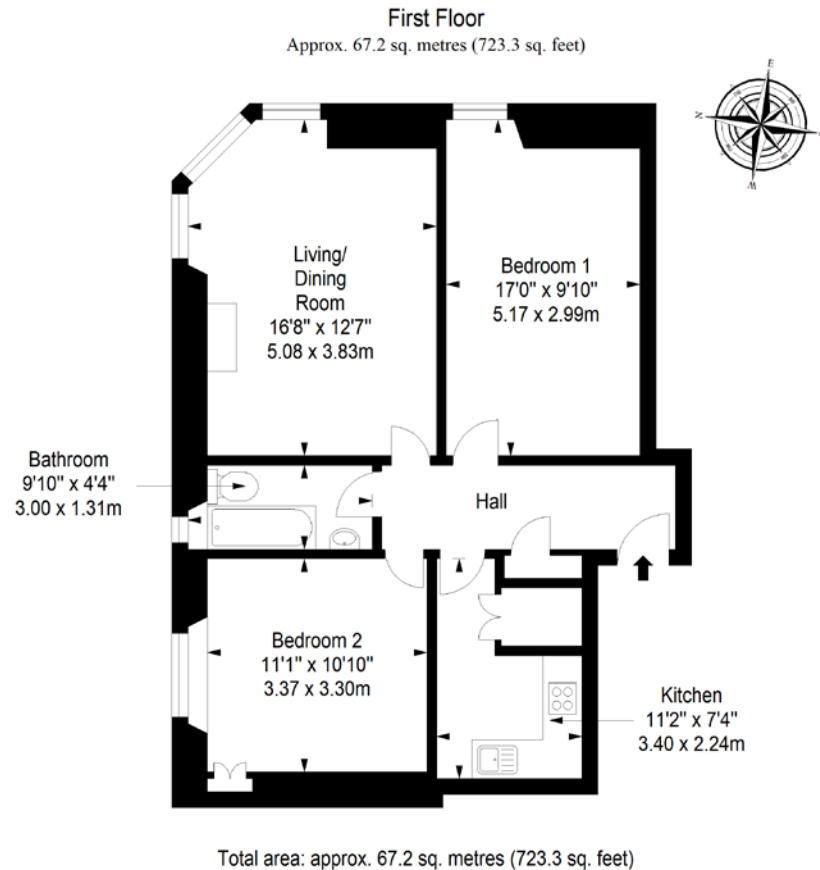
Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- First-floor flat in Trinity
- Part of a handsome period tenement
- Excellent location near shops, parks, transport links and the harbour
- Modern interiors with original features
- Entrance hall with storage
- Spacious bay windowed living room with fireplace
- Kitchen with fitted units
- Two double bedrooms (one with press storage)
- Bathroom with overhead shower
- On-street parking
- Gas central heating
- Double-glazed windows
- EPC - C



Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | www.johnsonlegaledinburgh.co.uk | david@johnsonlegal.co.uk | 0131 622 9222

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



JOHNSON LEGAL
SOLICITORS