

A photograph of a two-story white house with a garden and patio. The house has a white front door with a small window and a brass handle. There are large windows on both floors. The garden is green and has a brick patio with outdoor furniture. There are several potted plants in the garden. The sky is blue with some clouds.

59 Craighall Crescent

Trinity

Edinburgh

EH6 4SL







Spacious semi-detached villa located in a quiet cul-de-sac setting in the desirable residential district of Trinity. The property is convenient for regular bus services running to and from the City Centre. The Water of Leith Walkway cycle/pedestrian path is located close to the property and provides access to various parts of the city, including the local park. The Water of Leith Walkway also provides a pleasant walk both to Canonmills and the fashionable docklands area which provides an excellent choice of bars and restaurants and other leisure facilities.



Newhaven Harbour, the Edinburgh Newhaven Sports and Leisure Club, the Royal Yacht Britannia and the Ocean Terminal shopping complex are also close by. The property is also ideally located for local shops and schooling is well catered for with schools at both primary and secondary level within easy walking distance. The extended tram route has a nearby stop at Newhaven giving quick and direct access to Edinburgh City Centre and the Airport.

Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale, most other items may be available through separate negotiation.

Private gardens to front, side and rear. Private parking space to rear.

PROPERTY DETAILS

- Hall with carpeted staircase to upper floor.
- Bright and spacious Lounge / Dining Room with dual aspect to front and rear. Feature fireplace with wooden surround and electric fire. Space for good sized dining table and chairs.
- Stylish fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Ample work surfaces with stainless steel sink with drainer and matching splashback. The washing machine is included in the sale. Large under stair cupboard. Additional built-in cupboard. Serving hatch to dining area. Door to garden.

Upper Floor

- Landing with attic access hatch. The attic is fully floored and provides excellent additional storage space.
- Large Double Bedroom with window to front. Extensive built-in wardrobes provide ample hanging space and shelving.
- Second Double Bedroom with windows to rear overlooking garden Large built-in wardrobes.
- Single Bedroom with window to front. Built in cupboard.
- Shower Room with walk-in shower compartment with mixer shower. Inset wash hand basin and WC. Mirror with glass shelf below. Frosted window to rear.



Viewing by appointment, telephone Agents on 0131 524 3800











EXTERNAL

The property features a large south facing lawn to the front bordered with a lovely array of established plants and shrubs. Patio with space for garden furniture.

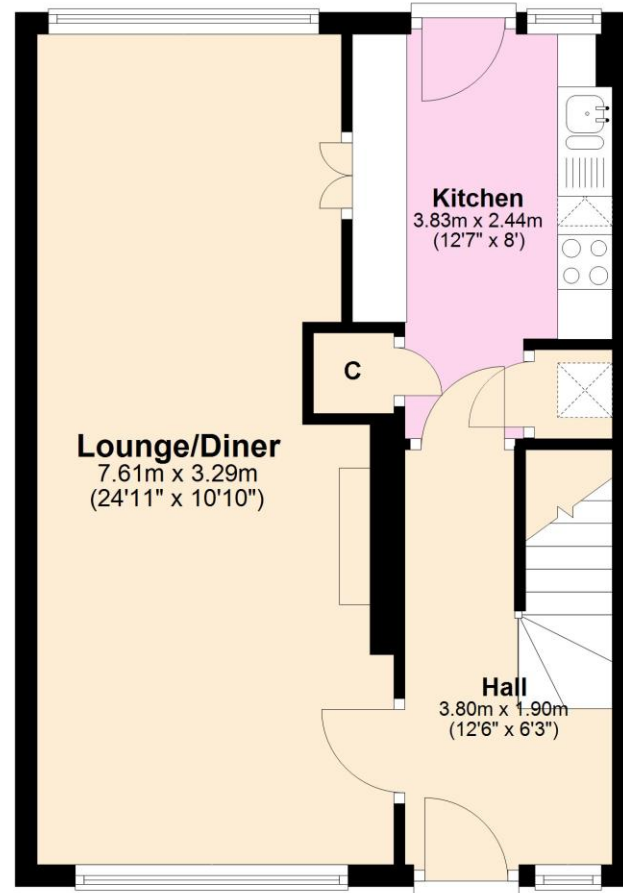
The rear garden is fully enclosed and features a large patio with space for garden furniture. There is also a lawn bordered with established plants and shrubs. The garden shed is included in the sale. Water tap.

Allocated parking space in private courtyard to rear of property.

- Energy Efficiency Rating - tbc
- Council Tax Band - E

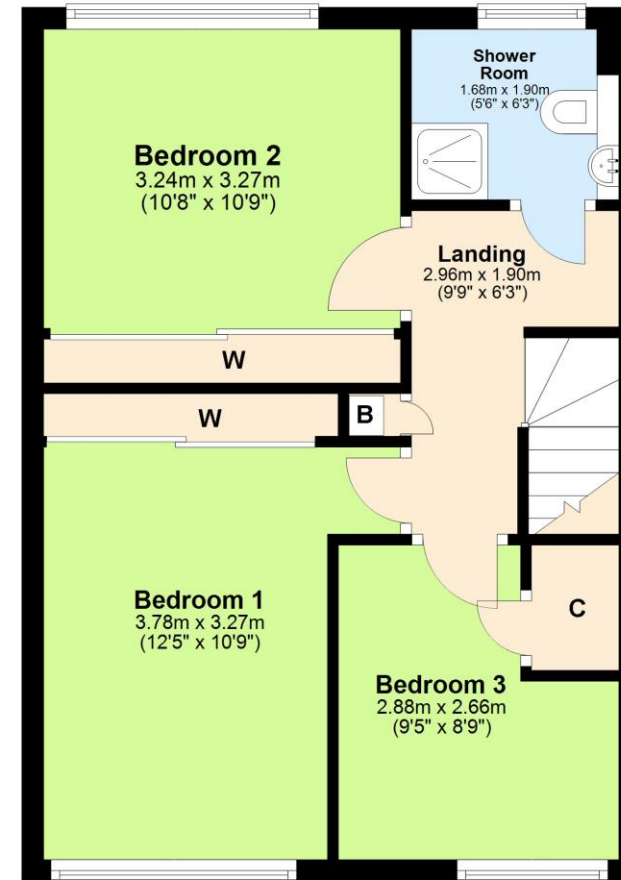
Ground Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



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* Please contact us for a free consultation or valuation

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