










Offers Over

£335,000

10/2 Craighall Crescent

Trinity | Edinburgh | EH6 4RY

An exceptionally appealing ground floor flat, forming part of an elegant and leafy period crescent, enjoying a superb location close to Victoria Park, in the capitals desirable Trinity area. The property is bursting with character/ beautifully presented throughout, and offers well-proportioned and flexible accommodation well suited to the professional couple.

-  3 bedroom
-  1 public room
-  1 bathroom
-  On-street free parking
-  Communal garden
-  EPC rating – D
-  Council tax band - D



Description

The property briefly comprises: entrance hallway with sanded and varnished boards, delightful bay fronted reception room which enjoys a sunny south facing aspect, ornate cornice work, tasteful modern décor and focal fireplace with wood burning stove, good sized integral kitchen with decorative floor tiling, a selection of units, coordinated worktops, Belfast style sink and a range of built-in appliances, generously sized principal bedroom with fireplace, walk in cupboard, and a leafy outlook over the well-kept communal garden, two further bedrooms, and bathroom with marble effect tiling to walls, three piece white suite, and over-bath electric shower.



Extras

All blinds, fixtures and integrated appliances will be included.

Gardens and Parking

The property has access to a generous shared garden located to the rear of the building. The gardens are well cared for and well used by the neighbouring families and offer a safe green space for children to play. Ample on-street parking is available on Craighall Crescent and many of the neighbouring roads. The property has access to a secure bike storage shed in the rear garden.

Viewing

By appointment through Neilsons (0131 625 2222).





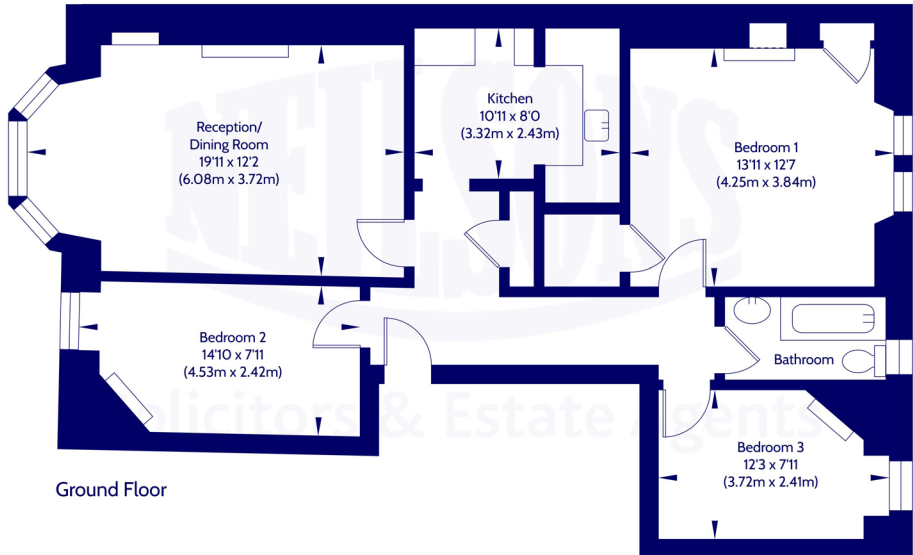
Location

Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Inverleith Park, Victoria Park and the magnificent Royal Botanical Gardens. A great assortment of day to-day amenities can be found in the immediate vicinity including a Sainsburys, Hairdresser, and popular coffee roastery Mr Eion. Further amenities can be found in neighbouring Newhaven, which has a great selection of brunch spots, pubs, restaurants and a large 24 hour Asda. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym. The property is well placed for the commuter with convenient busses to the city and easy access to Edinburgh's fantastic network of cycle paths.





Approx. Gross Internal Floor Area 83.87 Sq M / 903 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

