



# Trinity

3/2 Craighall Crescent  
EH6 4RX



First Floor Flat - Buzzer not working

FIXED PRICE £165,000

- Hallway
- Open plan living room/ kitchen
- Double bedroom
- Box room
- Shower room
- Now requiring modernisation
- On street parking
- Perfect for 1st time buyer or investor
- Well maintained communal rear gardens
- Excellent transport routes

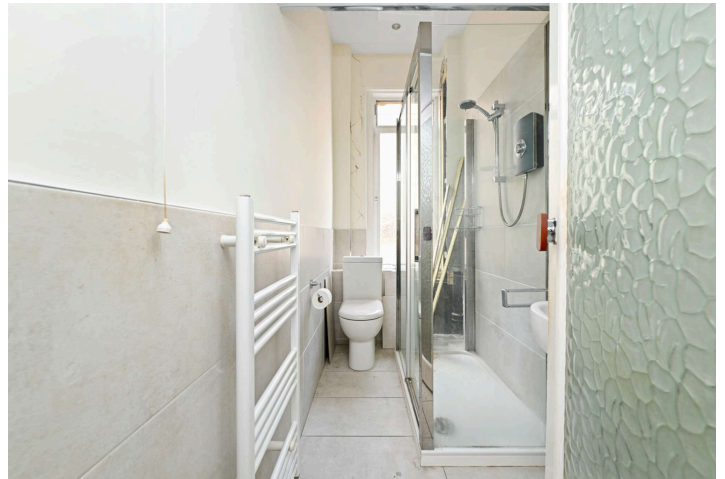
Viewing - by appointment call  
Beveridge & Kellas on 0131 554  
6321

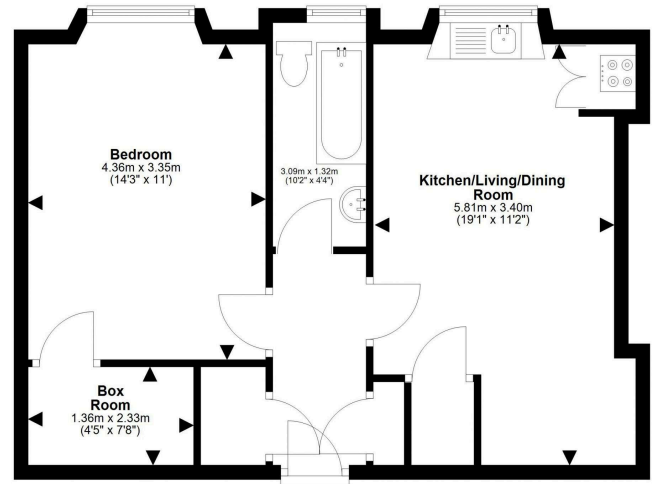
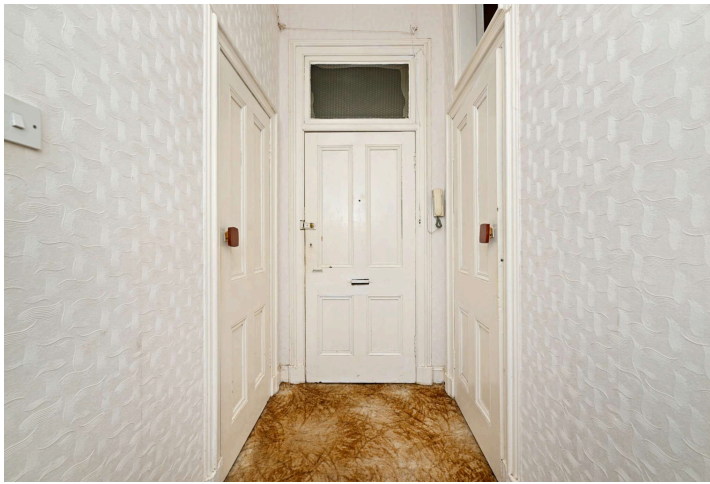












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Now requiring modernisation this one bedroomed 1st floor flat is located in the popular Trinity district. The Trinity area lies to the North of the City Centre and has a range of local amenities and excellent public transport links to the City Centre and further afield. Nearby the Royal Botanic Gardens and Inverleith Park offer beautiful scenery with the development offering direct access to the North Edinburgh Cycle Route. The route offers easy access to the surrounding areas including, Newhaven, Stockbridge, and Leith.

The flat open to a hallway with two built in storage cupboards, an entry phone handset and most of the accommodation off. The front facing open plan living room/kitchen features base units, sink unit, and a cupboard which houses the slot in cooker. The living area has a large built in pantry cupboard, and a gas-powered fire. A double bedroom is also found to the front and has twin windows, a ceiling rose, plain cornice and a box room off. The box room benefits from borrowed light from the hallway. A shower room completes the accommodation, and this has partially tiled walls, WC, wash hand basin, electric shower unit, and a heated towel rail

Additional benefits include a well maintained communal rear garden, and unrestricted on street parking.

## EXTRAS

To include white goods, carpets, blinds/curtains, and light fittings. No warranties to be given.

## OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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