



Trinity

2 (2F2) Craighall Crescent
EH6 4RY

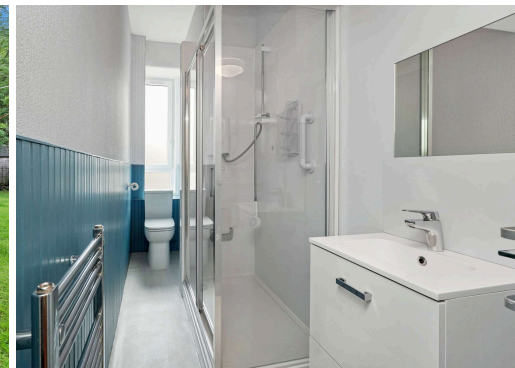


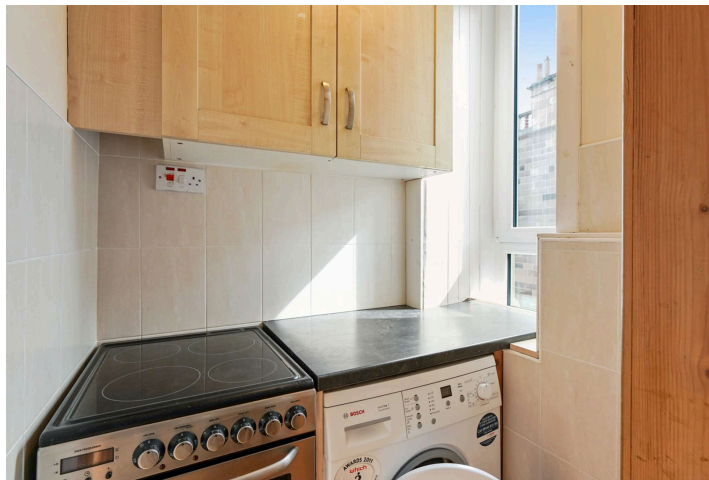
Second Floor Flat (Buzzer "Grieve")

OFFERS OVER £230,000

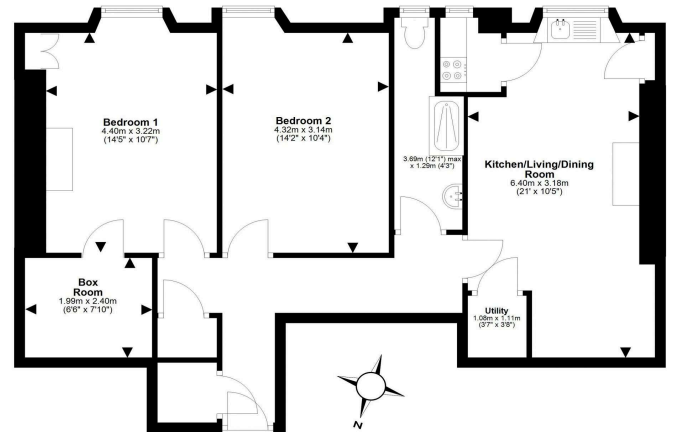
- Hallway
- Open plan living room/ kitchen
- Utility room
- 2 double bedrooms
- Shower room
- Box room
- Gas central heating
- Double glazing
- Secure entry phone system
- On street parking
- Communal gardens

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.

This two bedroomed 2nd 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 property opens into an entrance hallway with entry phone handset, 2 handy built in cupboards and gives access to most of the accommodation. The living room/ kitchen is front facing, has room for dining furniture, and a deep built-in cupboard. The kitchen area features base and wall units, sink, base units and has the utility room off which has additional base and wall units, slot in cooker, and washing machine. The first double bedroom benefits from twin windows, ornate cornice, ceiling rose, Edinburgh press cupboard, and a box room off which has borrowed light from the hallway. The flat benefits from a second double bedroom. Completing the accommodation is a shower room with WC, wash hand basin within a vanity unit, electric shower, and a heated towel rail.

Additional benefits include gas central heating, double glazing, a communal garden to the rear, and on street parking.

EXTRAS

To include the aforementioned white goods, carpets, blinds, curtains and light fittings, fitted wardrobe in bedroom . No warranties to be given.

OFFERS

Offers Over £230,000 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.



espc