



2/8 Croall Place
Edinburgh, EH7 4LT

Hallway
Living Room
Kitchen/Dining Room
3 Double Bedrooms
Study/Single Bedroom
2 Bathrooms
Gas Central Heating
Breath-taking South-facing Views
Factors: Factotum - approx. £1000k per annum depending on requirements
EPC: C
Council Tax Band: D

A wonderfully bright and spacious top floor three-bedroom duplex flat, part of a traditional tenement building in the popular and thriving Leith Walk district of the City, within walking distance of Edinburgh City Centre and an excellent range of local amenities. The property has been upgraded to a high spec and is in true move-in condition, and further benefits from gas central heating, ample storage and a secure entry system. Every room is naturally warm and bright, with exceptional south-facing views of Arthur's Seat, Calton Hill and Edinburgh's beautiful city landscape.

The property comprises; Welcoming hallway with traditional wooden floors and deep under-stair storage cupboard. Modern fitted kitchen with base and wall-mounted units with wooden worktops, providing sufficient storage and worktop space, and appliances including fridge freezer, electric oven, microwave, gas hob, cooker hood. The kitchen also offers enough floor space for a large dining table. Generously proportioned living room with attractive fireplace and large sash windows allowing natural light to flood the room. Downstairs double bedroom with fireplace. Large study which could also be used as a single bedroom or nursery, with fitted desk and shelving units. Shower room with large walk-in shower, WC, wash basin and heated towel rail. A carpeted staircase leads up to the landing, which is nicely lit from the sizeable cupola above. Second double turret bedroom, also known as the 'astronomer's room' due to the south facing window, perfect for stargazing on a clear night, with access to the loft for additional storage. Bright and airy master bedroom with modern wood floors, large built-in wardrobes with mirrored sliding doors, storage cupboard and breath-taking views. Contemporary three-piece bathroom suite with rainfall shower over bath, WC, wash basin, wall-mounted mirror and a washing machine and tumble dryer hidden behind sliding doors.

Externally, the property benefits from a shared rear garden, and ample zoned parking.

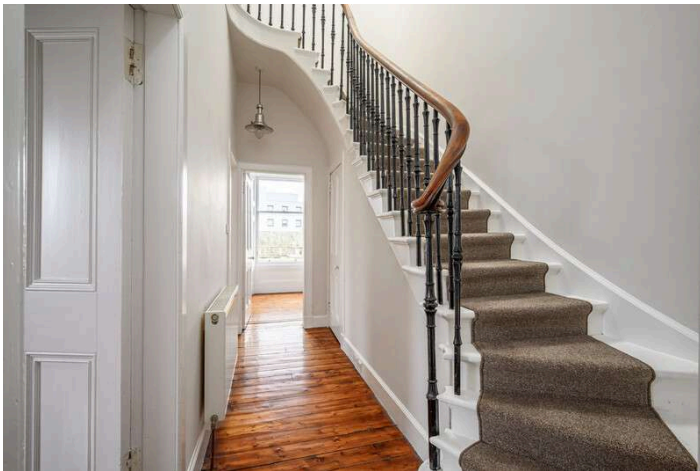
The property is in the vibrant and sought-after Leith Walk district of Edinburgh and is situated less than one mile from the City Centre, within proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk itself. Further amenities can be found in the cosmopolitan Shore district which offers an excellent choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus service to the City Centre and surrounding areas and the tram is also at hand taking down to Newhaven or west, through the city to Edinburgh International Airport. The City-Bypass is easily accessible with links to central Scotland's main motorway network.





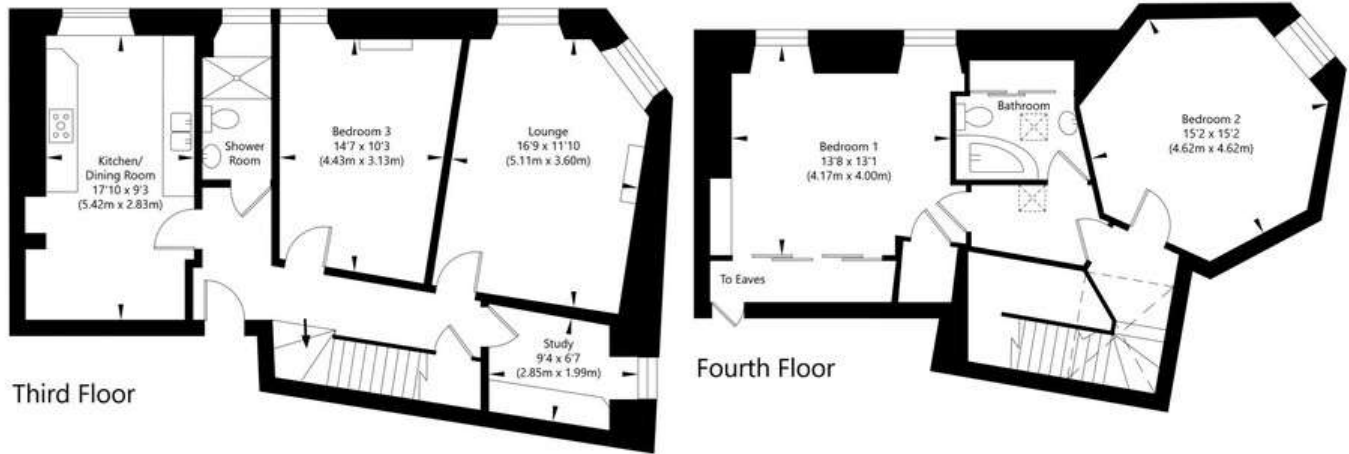








Approx. Gross Internal Floor Area 129.06 Sq M / 1389 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 planography.co.uk

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0 131-225 4082
Fax: 0 131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

