

# 52/4 Craighall Road

EDINBURGH, EH6 4RU



## CHARMING THREE-BEDROOM SECOND-FLOOR FLAT



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this charming second-floor flat offers a substantial and tastefully presented city residence with high ceilings and large windows filling the rooms with plenty of natural light. It has been sympathetically modernised yet still retains a wealth of period features.

You enter into the spacious, welcoming entrance hall with fitted cupboard and original panelled doors into the rooms. The elegant lounge/dining room has large window to rear and features cornice, picture rail, centre rose, wood floor and living flame gas fire set in fireplace.

A door leads into the kitchen which has been re-fitted with gloss white fronted units offering great storage/preparation space and comes complete with appliances. A further door from the lounge leads into the separate utility worktop and space for laundry appliances.





The generously proportioned master bedroom has large bay window to front and features detailed cornice, centre rose and panelled window surrounds. There are two other bedrooms; bedroom 2 is side-facing and bedroom 3 is front-facing, both have cornicing, panelled window surrounds and neutral-toned carpeting. The stylish, partially tiled bathroom has modern three-piece white suite with electric shower. It benefits from gas central heating and double-glazed windows.





**Bedroom 2**



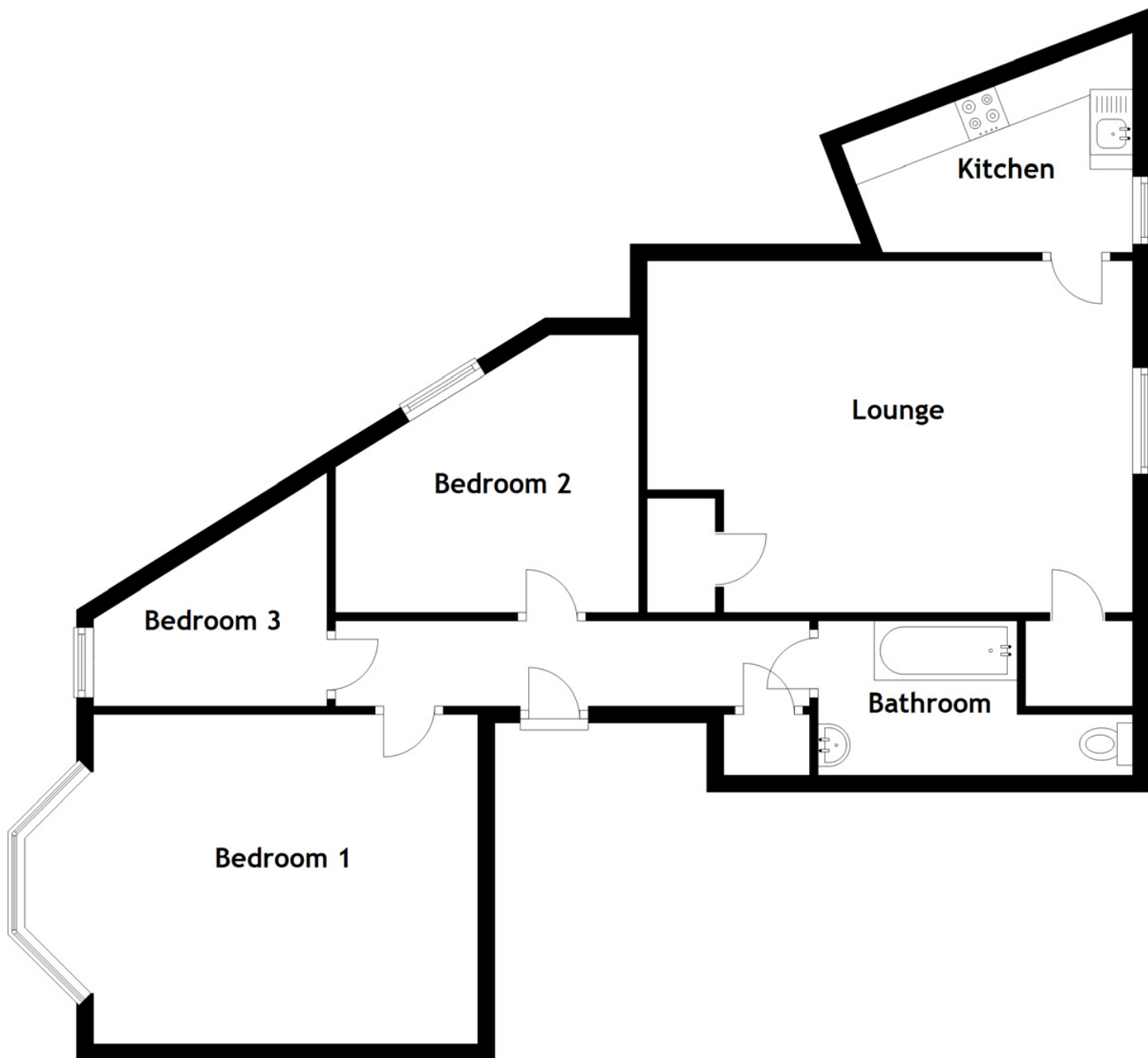


**Bedroom 3**









Approximate Dimensions  
(Taken from the widest point)

Lounge	5.71m (18'9") x 4.13m (13'7")	Bathroom	3.70m (12'2") x 1.82m (6')
Kitchen	3.65m (12') x 2.61m (8'7")	Gross internal floor area (m <sup>2</sup> ): 82m <sup>2</sup>	
Bedroom 1	5.92m (19'5") x 3.88m (12'9")	EPC Rating: C	
Bedroom 2	3.57m (11'8") x 3.26m (10'9")		
Bedroom 3	2.75m (9') x 2.51m (8'3")		



The building benefits from a security entry phone system into the well-maintained communal hallway with stairs to the upper landings and access to the rear door into the enclosed, attractive communal garden. There is ample unrestricted on-street parking.





## NEWHAVEN HARBOUR

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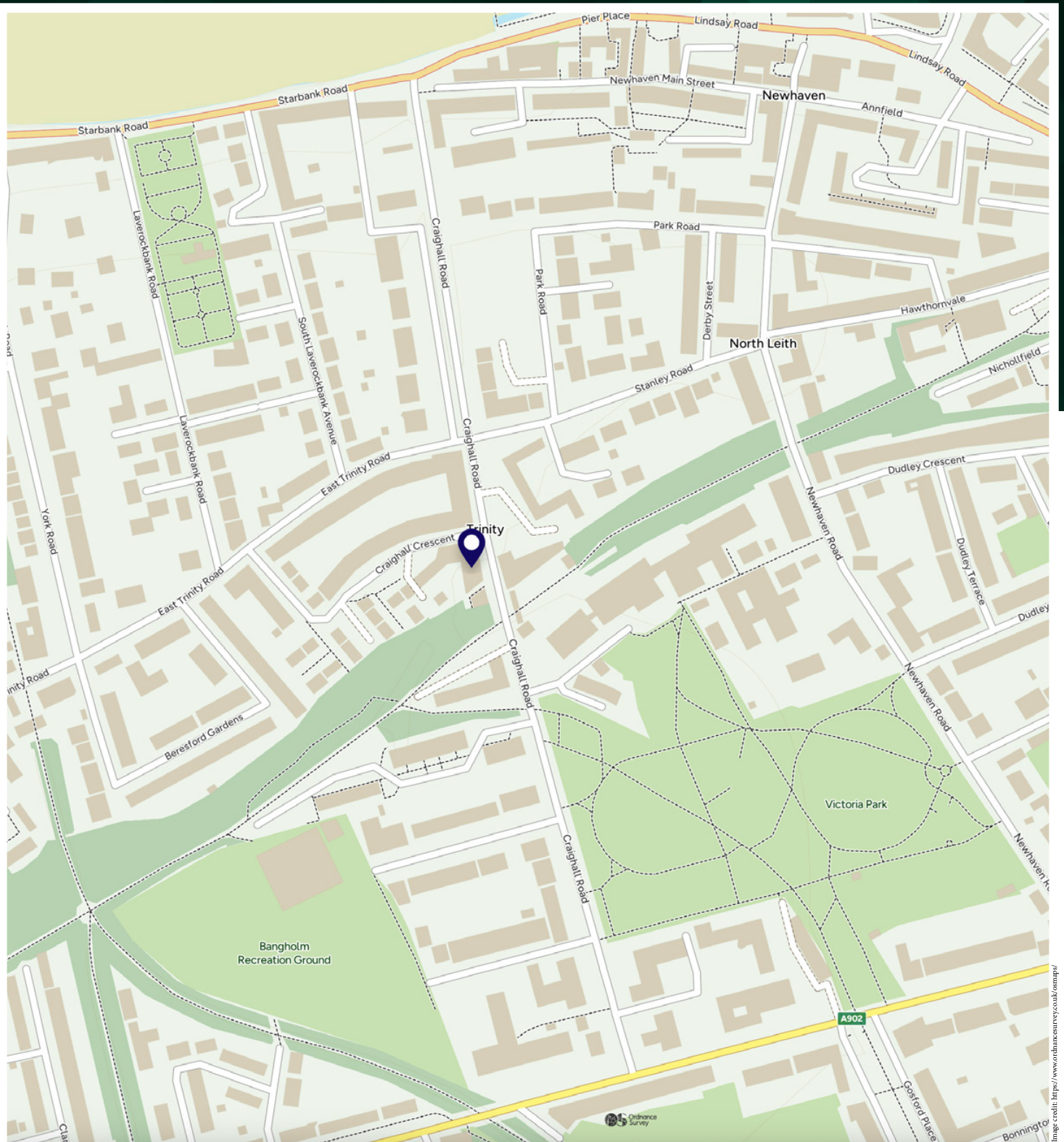
Trinity is situated just north of the New Town connected to it by Inverleith Row. It comprises a wide variety of substantial property styles ranging from very large detached stone-built villas to spacious flatted properties, all completed before the turn of the century. From here, along Inverleith Row, the trip into the City Centre might take as little as ten minutes using one of the many and frequent bus services that pass through the district. Being located on Ferry Road, travel to the east and west side of the City cannot be simpler or more convenient.

Nearby is an excellent local shopping centre at Goldenacre. This is a very lively centre providing a wide variety of shopping facilities as well as post office and banking services.

For those who enjoy open air facilities, there are the Botanic Gardens, Newhaven Harbour and Inverleith Park nearby. The walkways created on some of Edinburgh's old railway lines which radiate out from Warriston offer country-like walks yet within the very heart of the City.

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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