

7 Craighall Crescent

Trinity, Edinburgh, EH6 4RX



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A fully-upgraded

semi-detached house

7 Craighall Crescent

This three-bedroom semi-detached house is an elegant city home that has been thoroughly upgraded and modernised. It features bright and spacious rooms which are expertly finished to impeccable standards, brimming with style and sophistication. It further boasts a sociable open-plan reception room and well-appointed kitchen, a contemporary shower room, and a suntrap rear garden. It also has a private allocated parking space too. Situated in exclusive Trinity, the home has a highly desirable location in the capital as well, affording easy access to superb amenities, regular transport links, and well-regarded schools.

General Features

- A fully-upgraded semi-detached house
- Highly desirable location in exclusive Trinity
- Stylish interior design and high-end finishings

Accommodation Features

- Bright and welcoming entrance hall
- Open-plan kitchen/living/dining room with:
 - Media wall and wall-set fireplace with living flame
 - Dual-aspect windows and patio doors to the garden
- Modern kitchen with central island and breakfast bar
- Two double bedrooms with built-in wardrobes
- Versatile single bedroom/office/nursery
- Contemporary three-piece shower room
- Gas central heating and double glazing

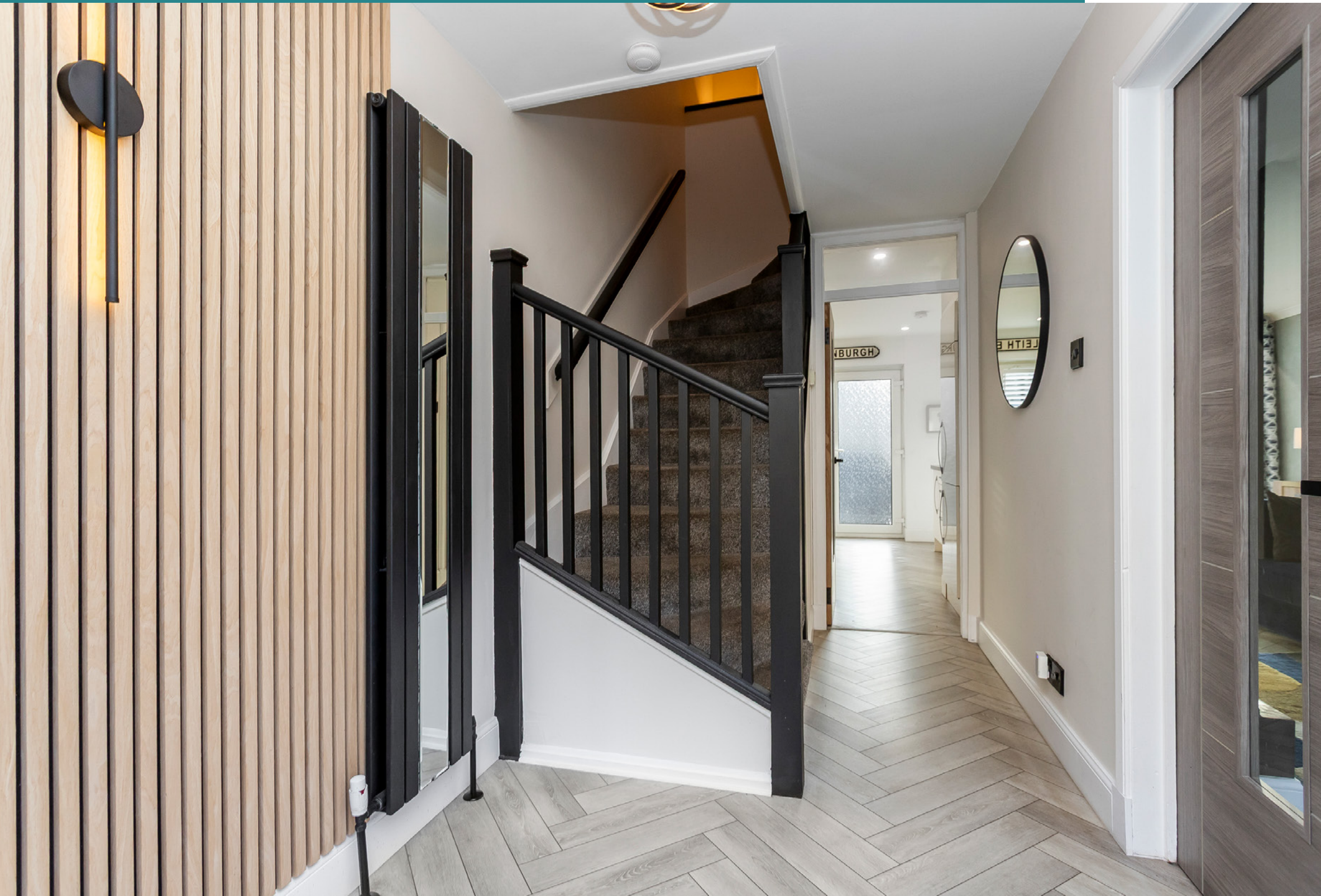
Exterior Features

- Enclosed gardens to the front and southeast-facing rear
- Private allocated parking space to the rear

Discover

a fully-upgraded home with stylish interiors

From the very outset, the home showcases its sumptuous interior design with an entrance hall that is bright and inviting. Here, the wood-panelled feature wall, neutral décor, and deluxe herringbone floor (found throughout the ground level) hint at what is to follow.





Open plan living

Designed for socialising

The ground floor has been upgraded creating a sociable open-plan layout that combines the kitchen, living and dining areas. Spacious and bathed in dual-aspect light, it is a beautiful reception area that is further heightened by the on-trend decoration which sets contemporary accent walls against a neutral backdrop. A media wall and wall-set fireplace (with a realistic living flame) form the focal point for lounge furniture, whilst a dining area can be placed by the patio doors to the rear garden (beside a casual breakfast bar).

It is a wonderful setup for unwinding, entertaining, and socialising. Speakers embedded into the ceiling of the living area add the finishing touch for lively social gatherings with family and friends.



The kitchen

Combining elegance and practicality



The kitchen complements the aesthetic of the open-plan living area, combining cream-coloured cabinets with wood-toned worktops. It is zoned behind a central island with the fitted breakfast bar and streamlined by integrated appliances for a smooth finish (induction hob, concealed extractor, oven, microwave, and fridge/freezer). It also has further built-in storage (with plumbing for a washing machine) and a vertical radiator for added warmth and style.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a hot tub to be included in the sale.

The property has double-glazed windows and gas central heating via a recently installed boiler (roughly two years old), ensuring year-round comfort.



Space

style, &
versatility

On the first floor, the three bedrooms continue to impress, each room pairing neutral décor with a stylish accent wall. The principal bedroom, laid with a hardwood floor (like bedroom 3), is a spacious double equipped with two built-in wardrobes for generous clothes storage. Bedroom two (fitted with a soft carpet) is also a double with a large built-in wardrobe, whereas bedroom three is a versatile single currently used as a relaxed sitting area (although it could work equally well as an office, a child's room, or even a nursery).





Bathrooms



Contemporary appeal and high-end finishings

Enjoying contemporary appeal, the shower room is finished with premium tiles and a three-piece suite. It features a toilet, a half-pedestal washbasin below an illuminated mirror, and a quadrant shower cubicle with handheld and overhead showers.



A suntrap garden

for summer enjoyment

Adding further appeal, the home has enclosed gardens to the front and southeast-facing rear. The former features neat lawns, whereas the latter has a low-maintenance setup, laid with paving and a timber deck for relaxing and dining in the sun. The rear garden also includes a hot tub for added luxury. The property has a private allocated parking space to the rear as well, with unrestricted on-street parking to the front.





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Property Name

7 Craighall Crescent

Location

Trinity, Edinburgh, EH6 4RX

Approximate total area:

83.0 sq. metres (x893.4sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

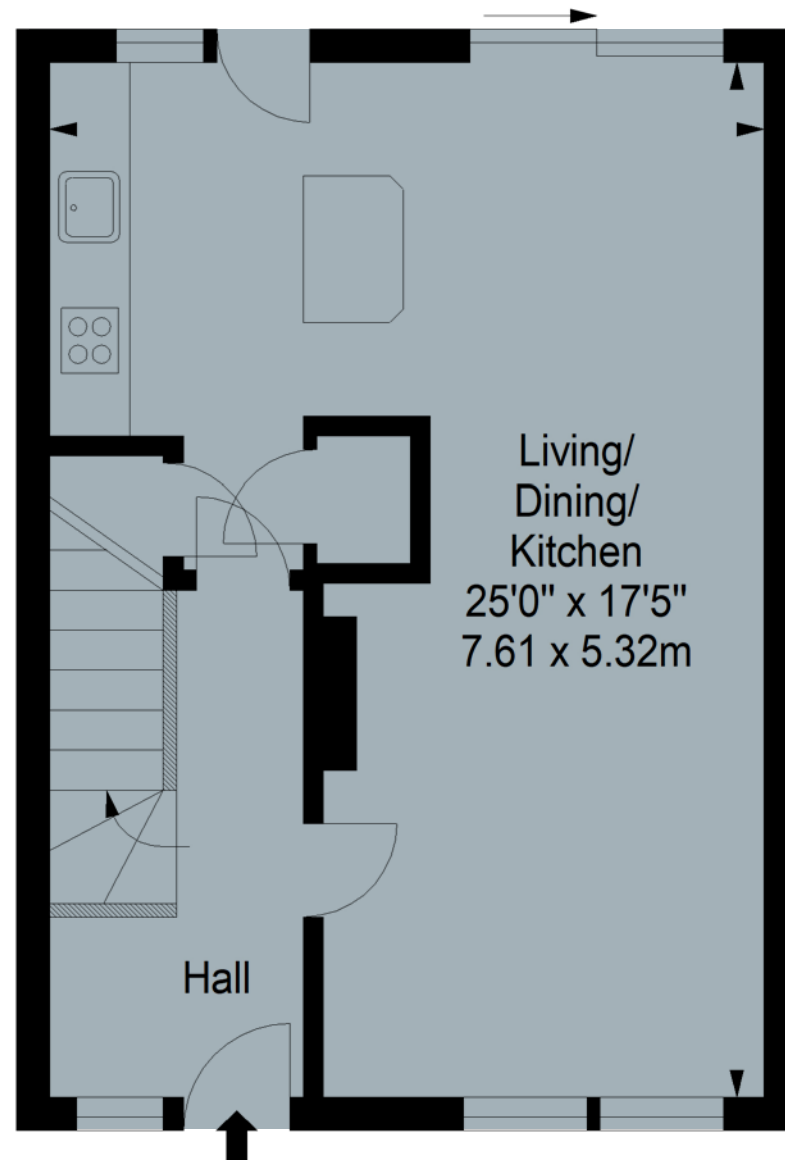
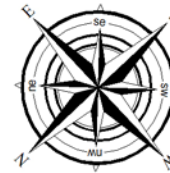
● Second Floor

● Ground Floor

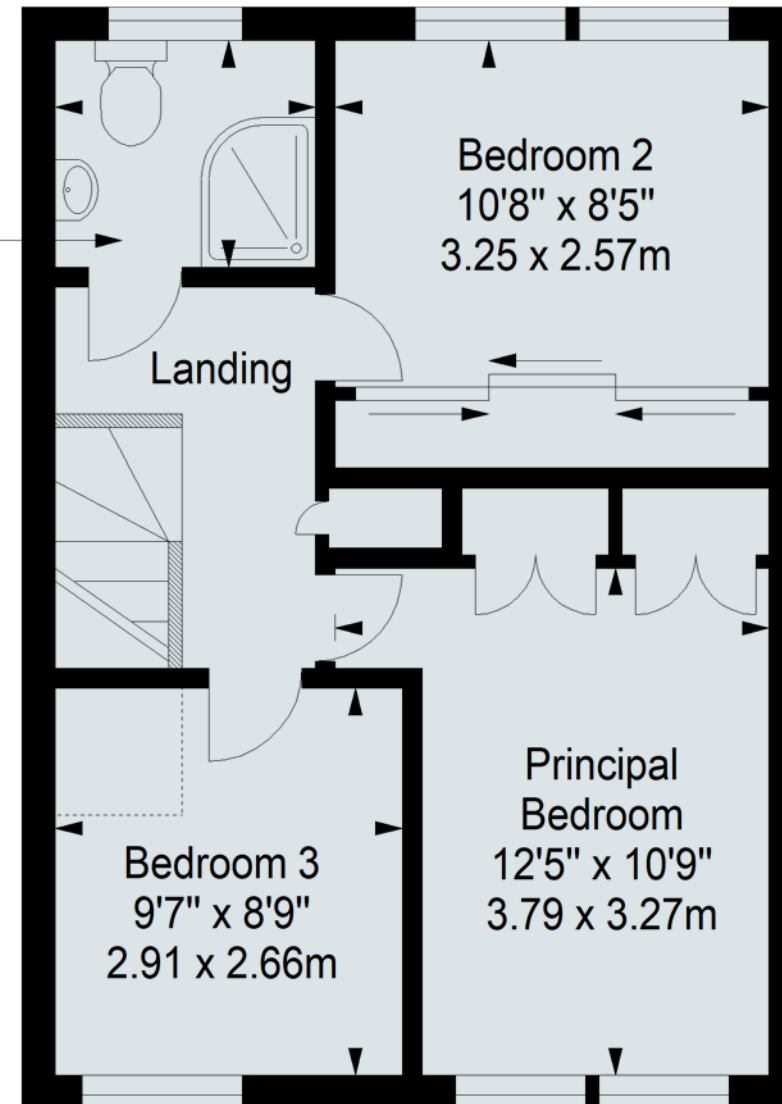
EPC Rating - D

Council Tax Band - E

Home Report Value - £420,000



Shower
Room
6'3" x 5'6"
1.91 x 1.68m





7 Craighall
Crescent

Trinity

Edinburgh

A highly desirable residential area

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craighall Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments

and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.



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