



40/2 Craighall Road  
TRINITY | EDINBURGH | EH6 4RU

**warners**  
solicitors & estate agents





## 40/2 Craighall Road

TRINITY | EDINBURGH | EH6 4RU

Most appealing traditional first floor flat with an abundance of light and space and retaining some lovely period features, occupying a superb location with Victoria Park, Newhaven Harbour, Ocean Terminal and the trams all within easy reach.

This lovely flat offers spacious, well presented accommodation benefiting from modern comforts, whilst retaining fine period style features. The bay windowed living room has a white mantelpiece, sanded flooring, and a decorative cornice and ceiling rose. Pale tone units ensure ample storage space within the kitchen. There are two double sized bedrooms quietly situated to the rear of the building, overlooking a particularly well kept shared garden with a west-facing aspect. A white suite and mixer shower are in place within the bathroom. Storage is provided by way of a cupboard off the hallway and built-in wardrobe space in one of the bedrooms.

- Bay window living/dining room with period features
- Fitted kitchen
- Two double bedrooms, one with built-in wardrobe
- Bathroom/mixer shower
- Hall/cupboard storage
- Gas central heating
- Double glazing
- Security entry phone system
- Well kept shared rear garden
- Free on-street parking

Energy Rating - C, Council Tax - D

All fixtures, fittings, white goods such as washing machine, dishwasher, fridge/freezer and microwave are included in the sale. Other fixtures/fittings and furniture may be available through separate negotiation.

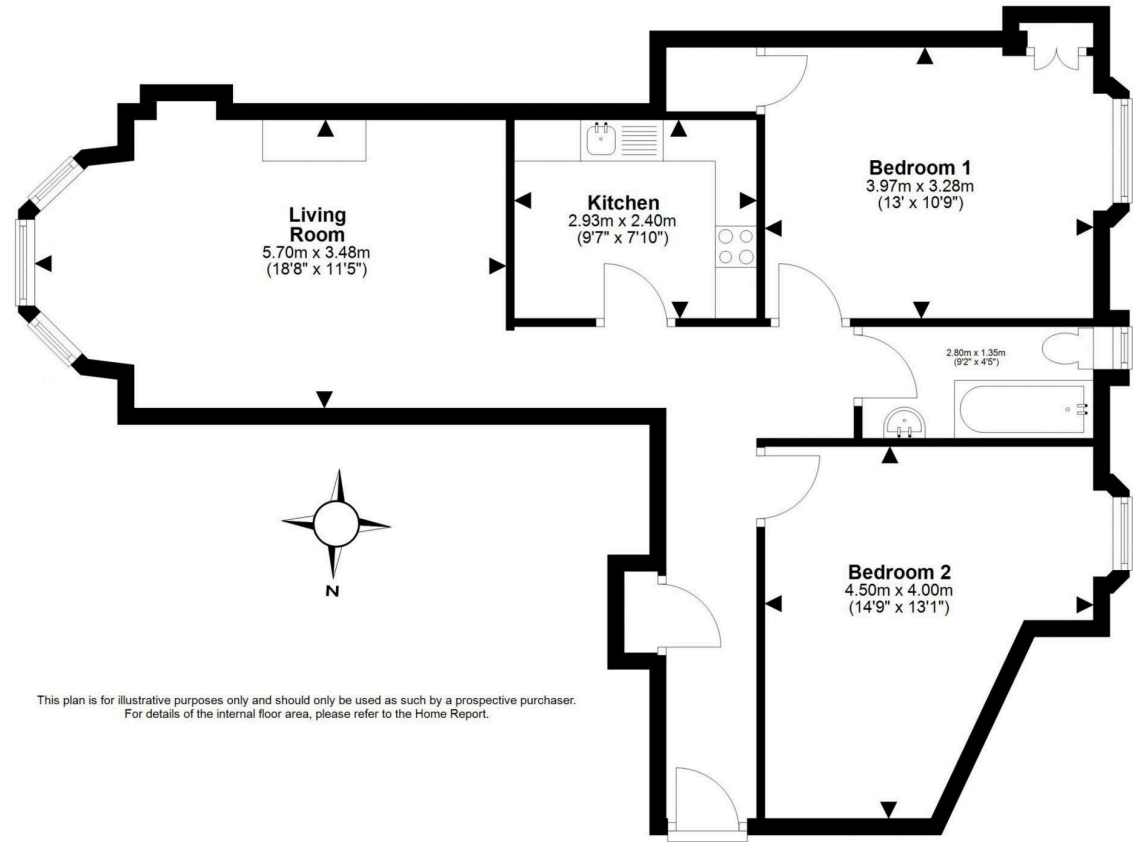
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. For the commuter there is an efficient public transport network including 24 hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International Airport.







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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc