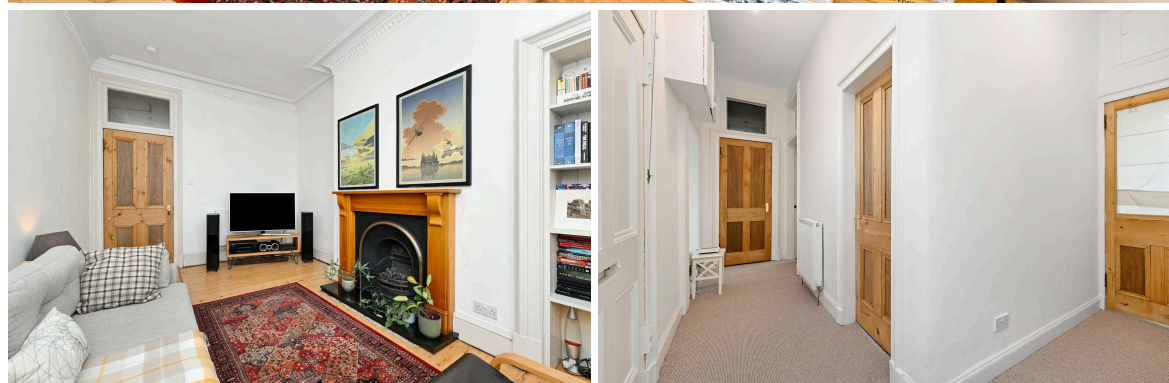




28/8 Craighall Road, Trinity  
TRINITY | EDINBURGH | EH6 4SA

**warners**  
solicitors & estate agents





## 28/8 Craighall Road, Trinity

TRINITY | EDINBURGH | EH6 4SA

Set within a handsome traditional tenement on a quiet street in the heart of Trinity, this immaculately presented top-floor apartment perfectly blends period character with modern comfort. The property enjoys panoramic views across the surrounding area and boasts fine original features, gas central heating, double glazing, on-street parking, and access to a beautifully maintained communal garden.

The bright and welcoming accommodation comprises a spacious entrance hallway with excellent storage leading to a stunning twin-windowed lounge enhanced by ornate cornicing and an elegant feature fireplace. The contemporary fitted kitchen provides stylish units, ample workspace, and generous dining space, while the well-proportioned double bedroom offers a peaceful retreat. A versatile box room with skylight serves perfectly as a guest room or home office, complemented by an additional study or deep storage cupboard offering further flexibility. The stylish bathroom features a modern white three-piece suite with a shower over the bath, completing the accommodation.

Perfectly positioned close to excellent local amenities, quick transport links, and expansive green spaces with scenic waterfront walks, this delightful apartment offers a tranquil yet well-connected lifestyle in one of Edinburgh's most desirable residential areas. Early viewing is highly recommended to appreciate the quality of the interiors and the enviable location.

- Prime Trinity location
- Top-floor with panoramic views
- Bright lounge with period features
- Modern kitchen with dining space
- Versatile box room and study
- Gas heating, double glazing, communal garden

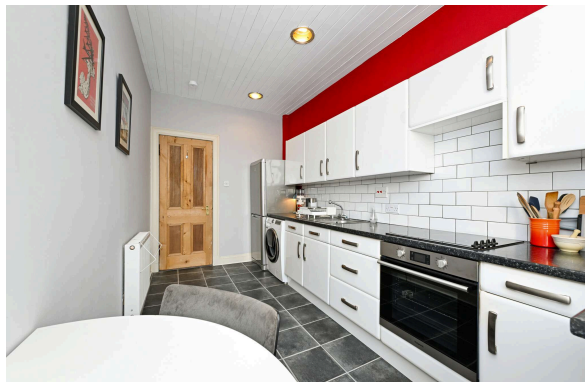
Council Tax C, Energy Rating D

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

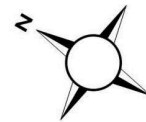
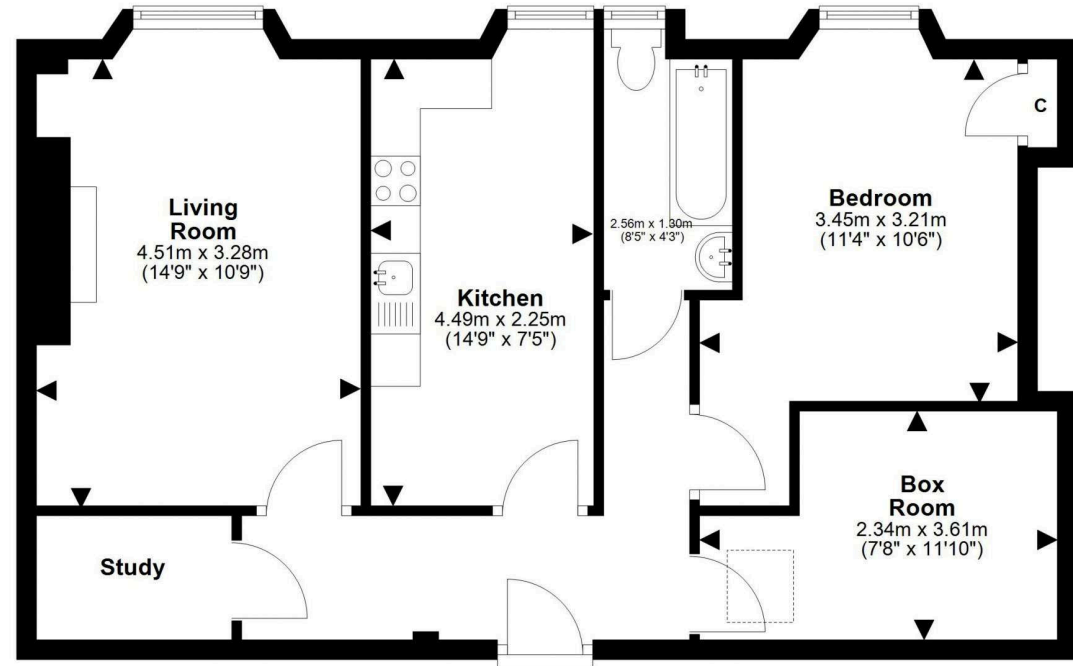


All fixtures, fittings and kitchen appliances including the washing machine and fridge freezer will be included in the sale.

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.