



22/6 Craighall Gardens
TRINITY | EDINBURGH | EH6 4RJ

wariners
solicitors & estate agents



22/6 Craighall Gardens

TRINITY | EDINBURGH | EH6 4RJ

Nestled in a stunning modern development on a quiet cul-de-sac in the heart of Trinity, moments from the waterfront, vast open green spaces, excellent amenities and quick links into the city centre is this immaculately presented first floor apartment. Boasting an allocated parking space, lift access, a south facing balcony, manicured communal grounds and a bike store this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with useful utility room and three ample sized storage cupboards, a bright dual aspect open plan lounge/kitchen with generous dining space, contemporary kitchen area and access to the South facing balcony. There is a large master bedroom with double built-in wardrobes and elegant en-suite bathroom with shower over bath, a second double bedroom with built-in wardrobes and a stylish en-suite shower room, a third well-proportioned double bedroom with further built-in wardrobes and the flat is completed by an exquisite main shower room.

- Modern first floor apartment in quiet cul-de-sac
- Heart of Trinity location close to sea and parks
- Allocated parking space and manicured communal grounds
- Welcoming hallway with storage and utility room
- Bright open plan lounge/kitchen with balcony
- Three ample sized double bedrooms
- Three bathrooms

Council Tax Band G and Energy Rating B

Factor with Myreside Management, approximately £400 per quarter, excluding non-standard maintenance items.

All fixtures and fittings will be included in the sale, not including the washing machine.

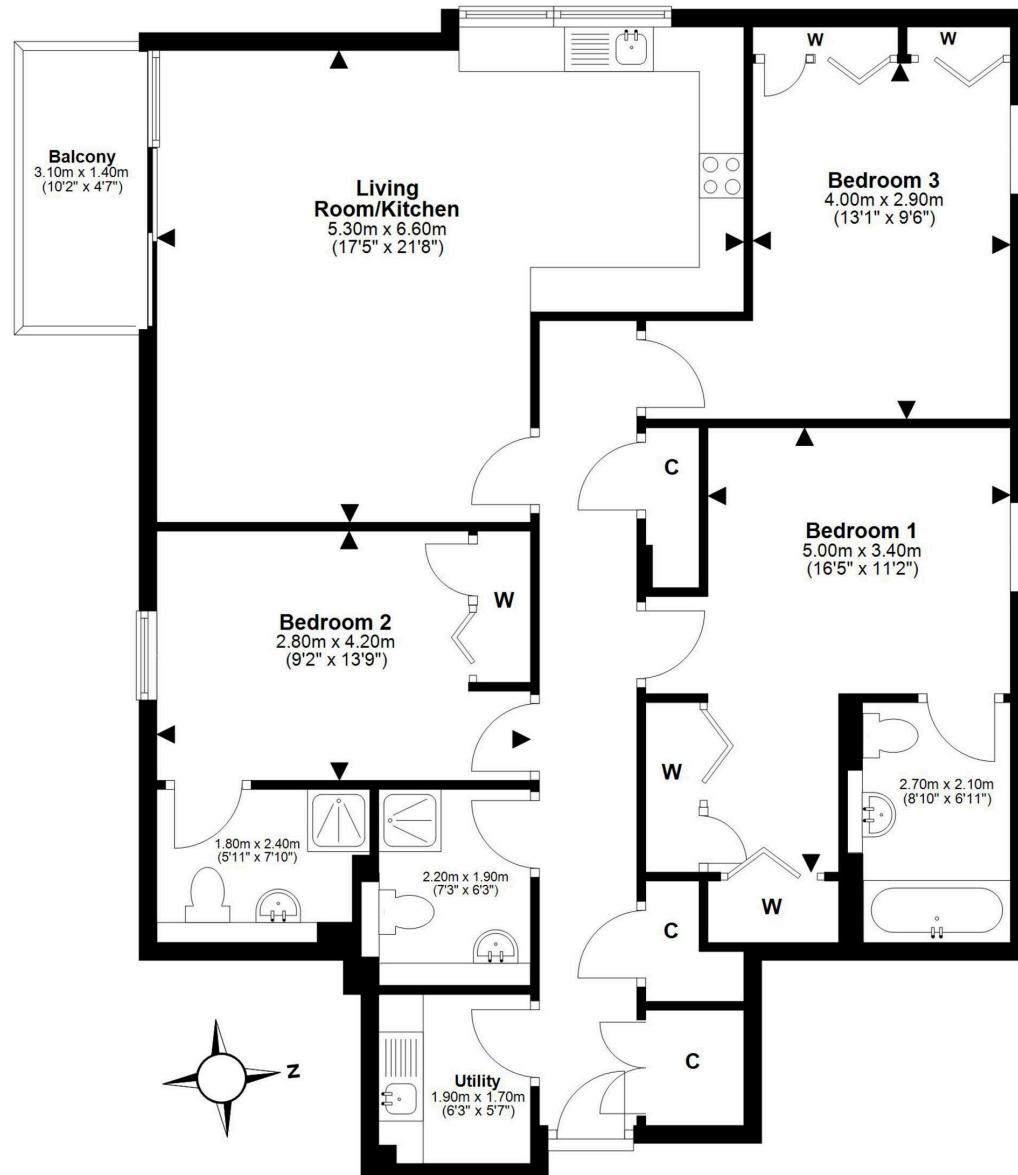
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The property is located in the highly regarded Trinity area of Edinburgh, one of the cities most sought-after postcode. 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. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex and excellent amenities in neighboring Stockbridge and Canonmills. Schooling is well represented from nursery to senior level in both state and private sectors. Inverleith Park and the Royal Botanic Gardens are just a short stroll away. For the commuter there is an efficient public transport network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.





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.