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Offers Over

£275,000

20/4 Craighall Crescent

Trinity | Edinburgh | EH6 4RZ

An exceptionally appealing second floor flat, forming part of a leafy period crescent moments from Victoria Park in the capital's desirable Trinity area.

-  1 bedroom plus box room
-  2 public rooms
-  1 bathroom
-  On-street parking
-  Communal garden
-  EPC rating – C
-  Council tax band- D



Description

The property enjoys an idyllic peaceful setting close to excellent day to day amenities and is well connected to the city and surrounding areas via frequent busses and the nearby network of cycle/walking paths.

Internally the flat is bursting with character and offers spacious and flexible accommodation which briefly comprises a welcoming hallway with sanded and varnished floorboards and fresh neutral décor, generously proportioned bay fronted reception room with ornate cornice work, elegant focal fireplace and a delightful leafy outlook over mature trees and parkland. A versatile dining/ sitting room with ample space to allow for a variety of furniture configurations, additional kitchen units/prep space and a good-sized built-in storage cupboard. Just off this room you have well equipped kitchen which has been fitted with a variety of contemporary base and wall units, complete with coordinated worktops, splashback and a selection of integrated appliances.



There is a generously sized double bedroom with carpeted floor, which is quietly tucked away to the rear, overlooking the shared garden, and features high ceilings, coving and a focal fireplace. The accommodation concludes with a versatile box bedroom, which would also work well as a home office, and a family bathroom with unit top basin, WC and tiled bath area with shower and splash screen.

Extras

All white goods, integrated appliances, blinds, curtains except those in the double bedroom, the wardrobes and units in the sitting/dining room will be included.

Gardens and Parking

There are extensive and beautifully maintained communal gardens to the rear which have a lovely peaceful feel and comprise lawn, planted beds, drying facilities and beautiful mature trees. Free on-street parking is available on Craighall Crescent and the adjacent roads.

Viewing

By appointment through Neilsons (0131 625 2222).





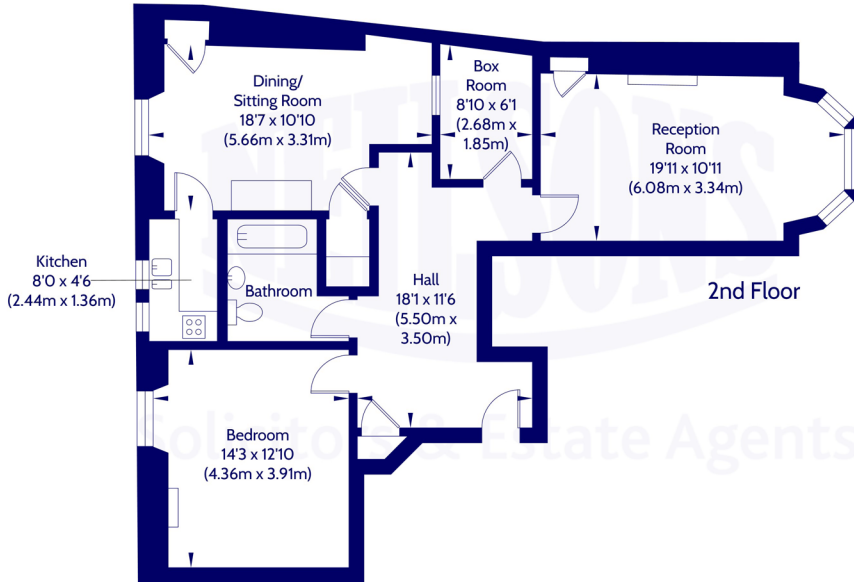
Location

Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Victoria Park, the vibrant Starbank Park and the magnificent Royal Botanical Gardens. Coastal walks can be enjoyed along the sea front towards Wardie Beach to the west and Newhaven Harbour to the east. A great assortment of day to-day amenities can be found in the immediate vicinity including a Sainsburys, hairdresser, popular coffee roastery Mr Eion and a variety of cafés, shops, pubs and facilities in neighbouring Goldenacre. There is a good choice of supermarkets within close proximity, including a Tesco and Morrisons superstore. Newhaven is close at hand and has a great selection of brunch spots, pubs, restaurants, a large 24-hour Asda and a David Lloyd's. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym. The property is well placed for the commuter with frequent busses to the city on the doorstep and easy access to Edinburgh's fantastic network of cycle/walking paths. Newhaven Tram Station is also within easy reach and provides frequent links to Leith, Murrayfield, Edinburgh Park and Edinburgh Airport





Approx. Gross Internal Floor Area 88 Sq M / 949 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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