



Solicitors & Estate Agents



Offers Over

**£200,000**

# 21/5 Craighall Road

Trinity | Edinburgh | EH6 4SB

This well presented and spacious second floor flat enjoys a quiet position within the high amenity district of Trinity close to excellent amenities and commuter links. The property offers a lovely outlook and is likely to appeal to first time buyers or professionals and benefits include residents parking, shared balcony accessed from the communal stairwell and beautifully maintained communal garden grounds.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Communal garden grounds
-  On street parking
-  EPC Rating – C
-  Council Tax Band – B



## Description

The stylish accommodation in brief comprises; secure entry system, welcoming entrance hallway with useful built-in storage, fantastic sized reception room/dining room pleasantly overlooking adjacent gardens and the surrounding area , modern fitted kitchen, generously proportioned principal bedroom, second well proportioned double bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, fridge/freezer and washing machine.

## Gardens & Parking

The property is situated within well-maintained communal garden grounds, with on-street parking available nearby. A fee of approximately £35 is payable monthly by the residents for the upkeep of the communal areas.

## Viewing

By appointment through Neilsons on 0131 625 2222.





## Location

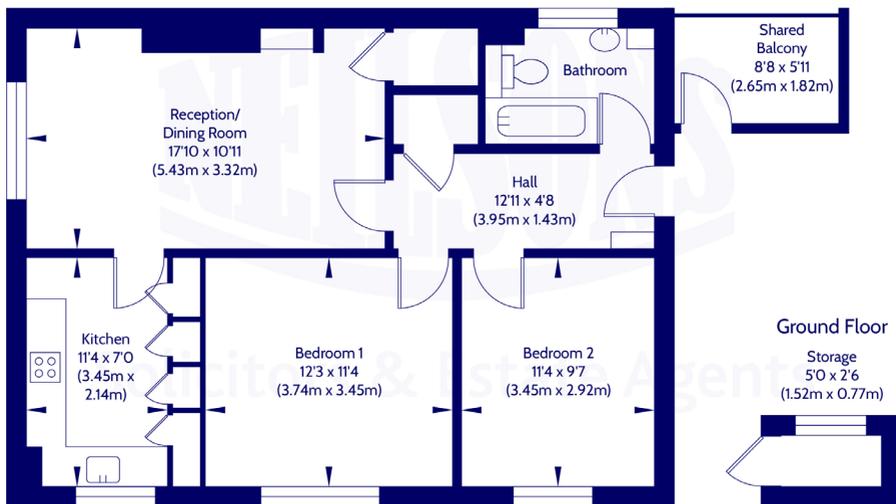
Trinity lies approximately three miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Victoria Park and the vibrant Starbank Park. Coastal walks can be enjoyed along the sea front towards Wardie Beach to the west and Newhaven Harbour to the east. A great assortment of local amenities can be found nearby including a Sainsbury's Local, hairdresser, and a variety of cafés, shops, pubs and facilities. There is a good choice of supermarkets within close proximity, including a large 24-hour Asda. 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 buses to the city centre and easy access to Edinburgh's fantastic network of cycle/walking paths. Newhaven Tram stop is also within easy reach and provides frequent links to Leith, Murrayfield, Edinburgh Park and Edinburgh Airport.





Approx. Gross Internal Floor Area 66 Sq M / 706 Sq Ft.

## 2nd Floor



Area excludes shared balcony and ground floor storage.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

