



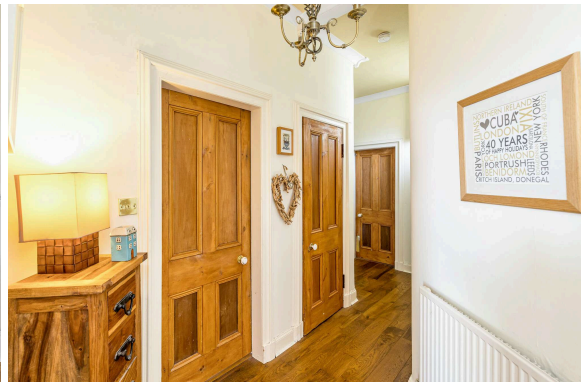
52 (3F2) Craighall Road
TRINITY | EDINBURGH | EH6 4RU

48

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52 (3F2) Craighall Road

TRINITY | EDINBURGH | EH6 4RU

Beautifully presented traditional third floor flat with an abundance of light and space with an effortless blend of traditional and contemporary. 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 including high spec app controlled appliances, whilst retaining fine period style features. The front facing living room boasts a feature fireplace, gas fire and Edinburgh Press. The kitchen is fitted with floor and wall units with integrated, and space for, appliances, further storage cupboards, and there is a handy utility/laundry room off. There are two double sized bedrooms - one to the front with Forth views and fireplace, and one to the rear of the building, a large box room which could be utilised in a number of ways, including a further double bedroom, and the generous bathroom with feature waterfall shower, whirlpool bath and LED lighting completes the internal accommodation. This fantastic property further benefits from double glazing, Hive controlled gas central heating and fantastic storage options throughout. Externally, there is a well kept communal rear garden and ample on street parking.

- Beautifully presented and bright
- Effortless blend of contemporary and traditional features
- Feature fireplaces, ceilings, coving & roses
- Spacious living/dining room
- Fitted kitchen with high spec and app controlled appliances
- Two double bedrooms
- Flexible box room currently being utilised as a bedroom/office
- Bathroom with feature shower and Whirlpool bath
- Hive gas central heating, and double glazing
- Security entry system
- Well kept communal rear garden

Energy Rating E. Council Tax band D

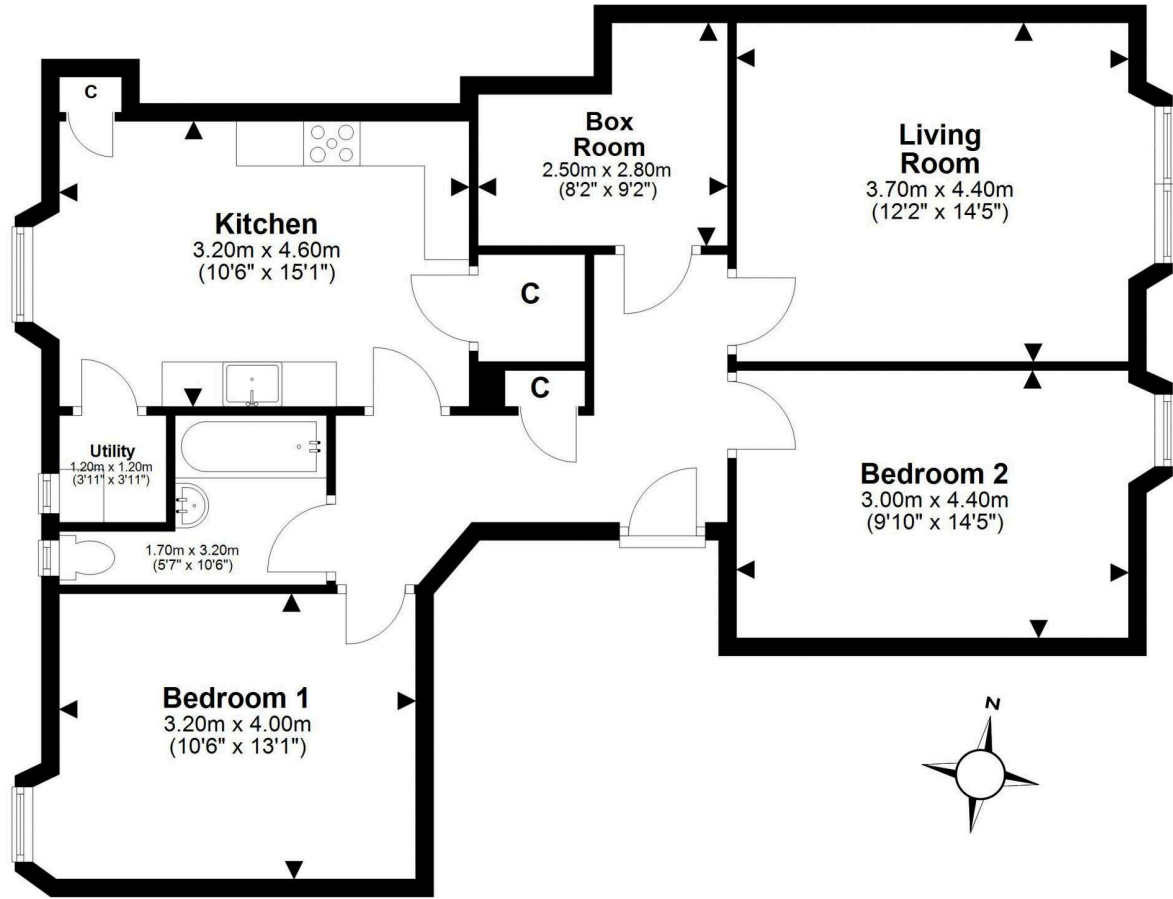
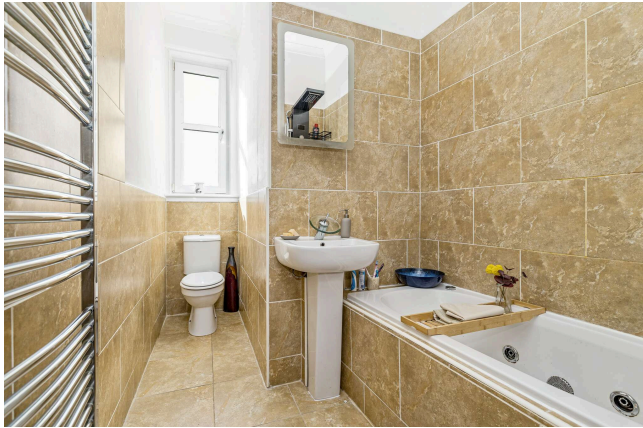
Included in the sale will be the large brown wardrobe, all curtains and lights, and all integrated appliances (cooker, oven, dishwasher). Other items may be available by separate negotiation.

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, 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.