



**RALPH SAYER**  
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**25 Craighall Crescent**  
Trinity, Edinburgh, EH6 4SL

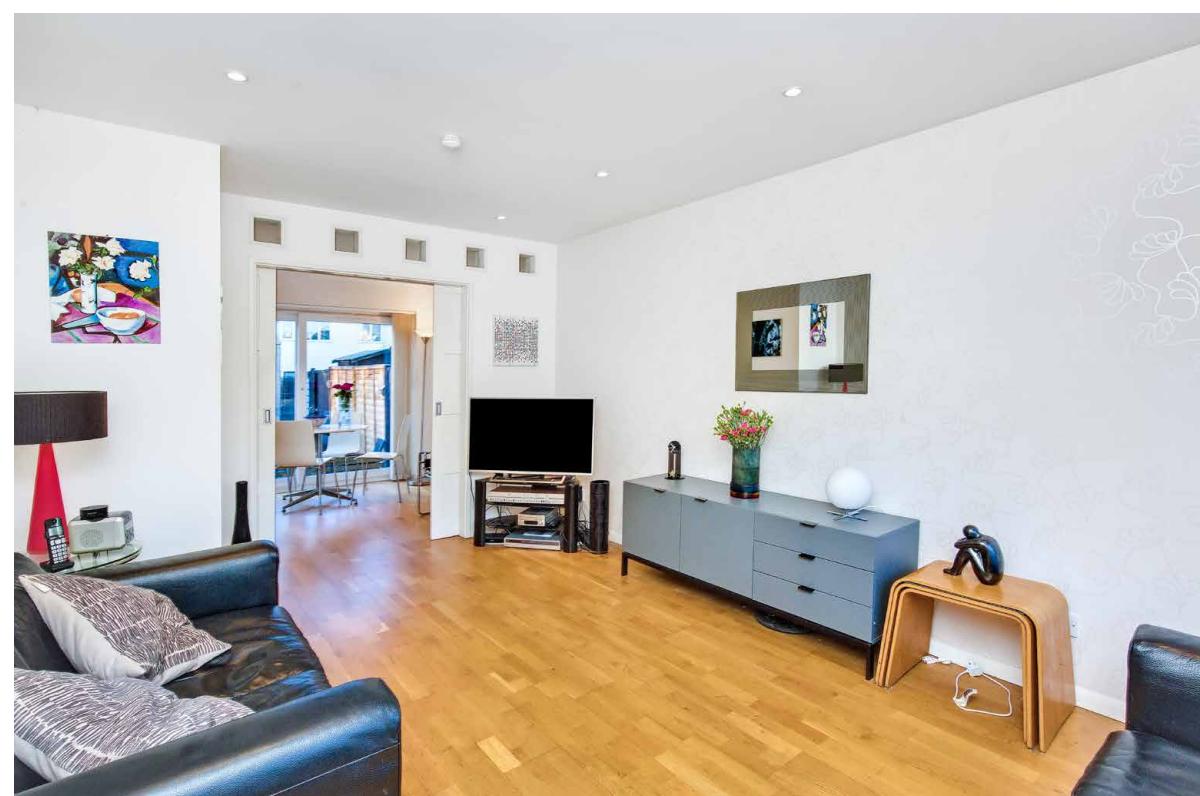
# 25 Craighall Crescent

Welcome to 25 Craighall Crescent, a bright and well-proportioned semi-detached house in the highly sought-after Trinity area, within commuting distance of central Edinburgh. The home features a spacious living room with a large window and sliding doors to a modern dining kitchen, creating a sociable semi-open-plan layout. The kitchen offers contemporary cabinetry, downlighters, space for dining, and sliding doors to the sunny rear garden. Upstairs are two double bedrooms with wardrobes, a versatile third bedroom ideal as a study, and a four-piece family bathroom with vanity storage and wall-hung mirror. Outside, the enclosed rear garden provides seating and drying space, while a private garage adds valuable parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

## Property Summary

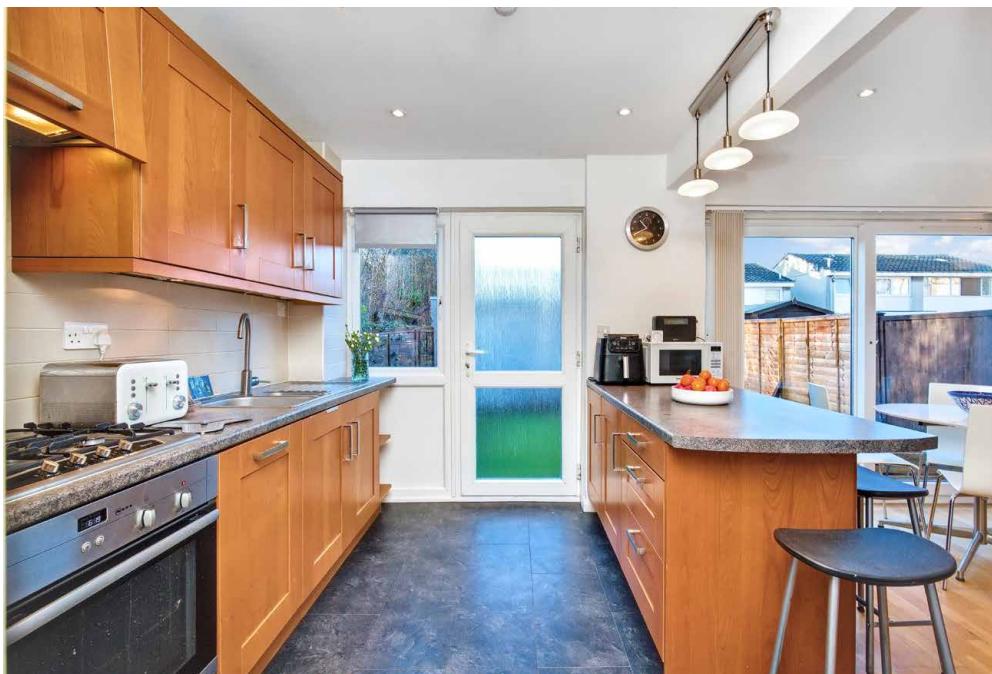
- Semi-detached house in Trinity
- Set in a highly desirable residential area
- Entrance hall with under-stair storage
- Spacious living room with a large window for ample natural light,
- Well-appointed dining kitchen
- Two double bedrooms with wardrobes (one with a sunny aspect)
- Versatile third bedroom with a wardrobe
- Four-piece family bathroom
- Private gardens with a drying area and outdoor seating space
- Private garage parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £410,000







*"The kitchen offers contemporary cabinetry, downlighters, space for dining, and sliding doors to the sunny rear garden."*







"A versatile third bedroom ideal as a study, and a four-piece family bathroom with vanity storage and wall-hung mirror."





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dream property!



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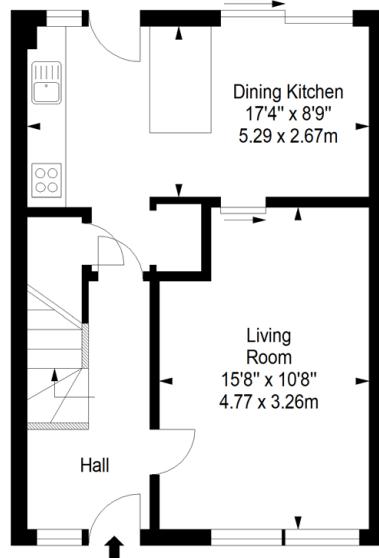
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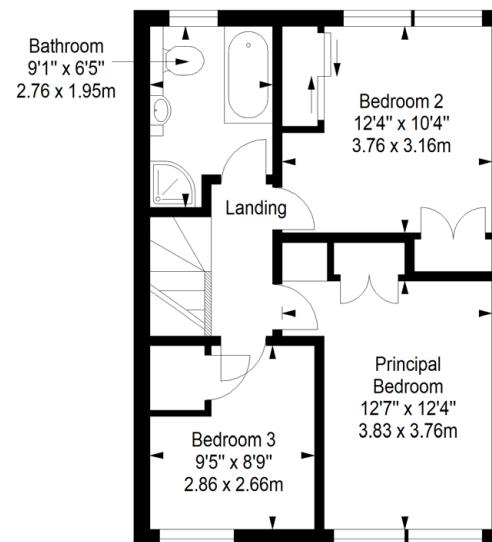
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

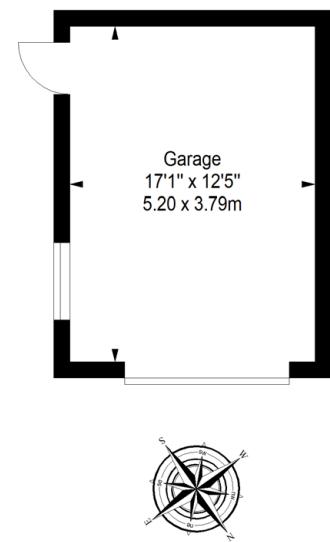
Ground Floor  
Approx. 41.3 sq. metres (444.5 sq. feet)



First Floor  
Approx. 41.3 sq. metres (444.5 sq. feet)



Garage  
Approx. 19.7 sq. metres (212.0 sq. feet)



Total area: approx. 82.6 sq. metres (889.0 sq. feet)

