

COULTERS[©]

6/5 CRAIGHALL CRESCENT

TRINITY, EDINBURGH, EH6 4RY

2 BED

1 BATH

1 PUBLIC









TAKE A LOOK INSIDE

This beautifully presented, two bedroom flat is situated on the first floor of a Victorian sandstone tenement that forms part of a peaceful residential crescent in popular Trinity.

There is a spacious bay windowed living room which enjoys a pleasant aspect over the crescent and boasts delightful period features including cornicing and a ceiling rose as well as ample space for dining furniture. The kitchen is stylish with handleless cabinetry and built-in oven and hob. Both bedrooms are carpeted and positioned to the rear of the property, with the largest being a good sized double room and the second being a single or an ideal home office space. The modern bathroom is painted in a deep navy, and features a panelled bath with overhead shower and screen.

The property is fitted with double glazed windows and gas central heating.

KEY FEATURES

-  Beautifully presented first floor apartment
-  Two bedrooms and modern bathroom
-  Well-kept communal gardens
-  Free on street parking
-  Short stroll down to the coast at Newhaven
-  Excellent amenities accessible on foot



An entry system provides secure entry to the building and there is a well-kept communal garden with drying line located to the rear.

Free on street parking is available on the crescent.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



THE LOCAL AREA

A residential district, Trinity lies approximately two miles north of Edinburgh City Centre. A leafy and peaceful area of the city it enjoys proximity to a variety of open green spaces including Lomond Park, and Victoria Park which houses two play parks, tennis courts, and a bowling green. Enjoy a leisurely stroll to the picturesque Newhaven Harbour where you will discover popular restaurants such as Loch Fyne Restaurant and Bar, and the Harbour Bistro. Further recreational opportunities are available at David Lloyd at Newhaven which has a swimming pool, gym, and spa. Everyday shopping needs are met by a large ASDA at Newhaven, Sainsbury's Local on Craighall Road and independent retailers at Goldenacre which also features the popular Herringbone restaurant. The area benefits from excellent transport links with regular bus and tram services providing a quick route to the City Centre, Edinburgh Waverley Train Station, and Edinburgh Airport.

GET IN TOUCH



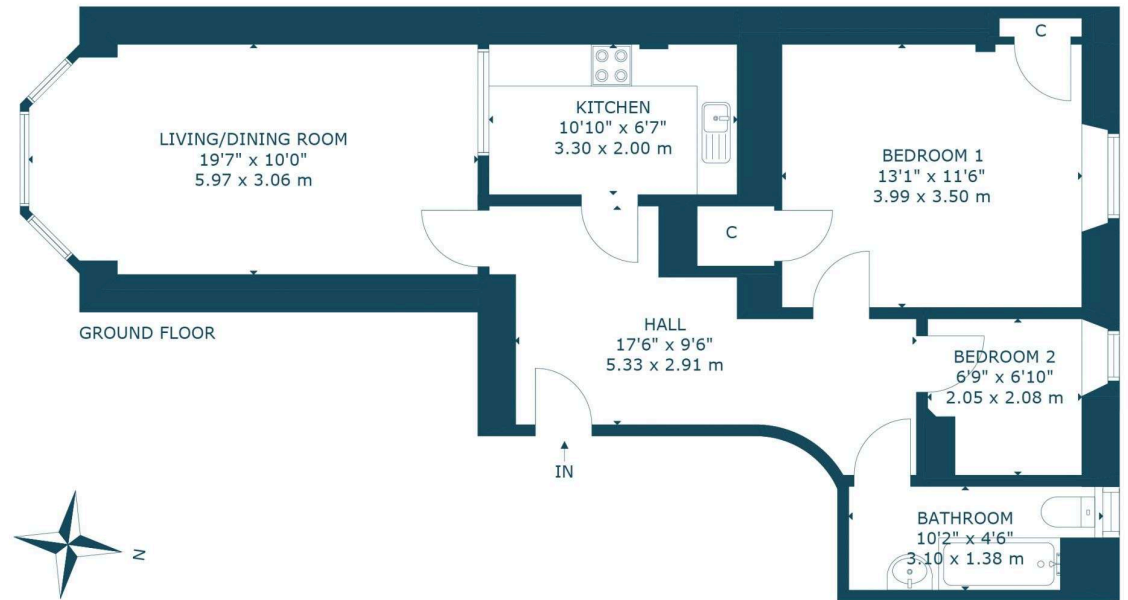
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 692 SQ FT / 64 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.