



9/2 CRAIGHALL ROAD

TRINITY, EDINBURGH, EH6 4ND



2 PUBLIC



2 BED



1 BATH



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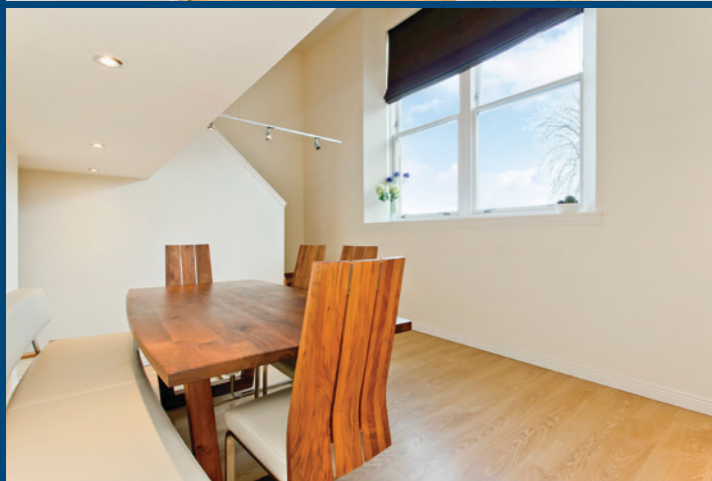
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9/2 Craighall Road

Offering stylish city accommodation in the desirable Trinity district, just a stone's throw from the water and within the Newhaven conservation area, this duplex apartment is arranged over the ground and first floors of a former church and includes two bedrooms, two reception areas, a modern kitchen, and two bathrooms, as well as access to a shared terrace, communal grounds, and unrestricted on-street parking.

A communal vestibule with secure entry and beautiful stained-glass windows leads to the front door, where a hall (with built-in storage) welcomes you inside. Straight ahead, you step into a kitchen, where a breakfast bar creates the perfect space for morning coffee and socialising while cooking, and timeless white cabinets are accompanied by worktops and splashback tiling. Integrated appliances comprise an oven, a hob, an extractor hood, and a fridge/freezer, whilst an undercounter dishwasher is included. A washing machine is housed within a utility room on the upper floor.





From here, a few steps lead to a dining area where space is provided for a large dining table and chairs alongside additional furniture, and large windows allow natural light to flood in.

A staircase from here takes you to a mezzanine-level living room overlooking the dining area, flooded with light and offering ample room for lounge furniture. The reception area is accompanied by built-in storage and leads to a hall with access to the communal stairwell and a chicly tiled shower room.





Bedrooms & bathrooms

The sleeping accommodation and family bathroom are back on the ground floor, leading off the entrance hall. The bedrooms are both tastefully decorated in neutral tones with coordinating carpets, and the principal boasts a large built-in wardrobe and access to the family bathroom.

The second bedroom also has built-in storage. The family bathroom comprises a jacuzzi bath with an overhead shower and enclosure, a WC-suite, and a towel warmer, all enveloped by stylish tiling and pared-back décor. The apartment is kept warm by a gas central heating system and the windows are all double glazed.

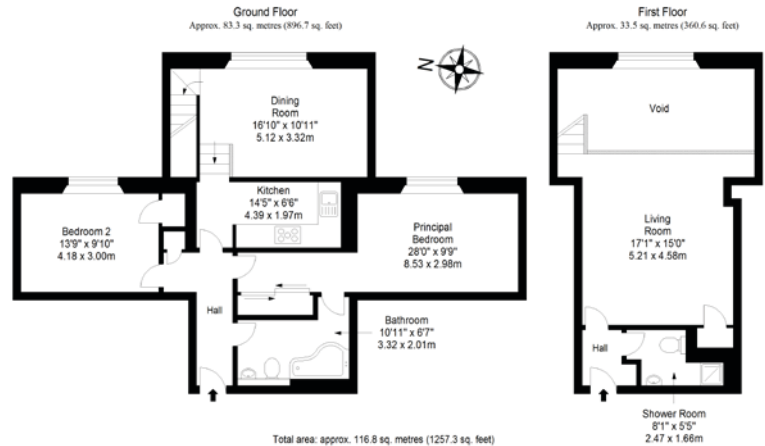
Externally, the home benefits from access to a shared terrace overlooking the water and communal grounds, and parking on Craighall Road is conveniently unrestricted.

Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, dishwasher, and washing machine will be included in the sale. The furniture is available by separate negotiation.



Trinity

Situated to the north of the city, the leafy and exclusive suburb of Trinity is a highly desirable residential area, characterised by a combination of period, traditional and modern architecture. Situated less than three miles from the centre of Edinburgh next to the Firth of Forth, the immediate area offers a broad selection of local amenities. These are supplemented by extensive shopping facilities at nearby Craigleith Retail Park, which hosts a range of high street retailers and supermarkets. Ocean Terminal in Leith also caters for shoppers, as well as cinema-goers and gym-goers. Additional amenities can be found in Trinity's neighbouring districts, which include the historic Newhaven harbour and the fashionable Shore, complete with Michelin star establishments and stylish bars. Trinity, with its extensive network of cycle paths and walkways, is ideal for those who enjoy the outdoors. Delightful green areas include the leafy Victoria Park with the Royal Botanic Gardens nearby. Meanwhile, the Firth of Forth waterfront and Water of Leith Walkway cater for those who prefer a river and shore backdrop. Education is offered at well-regarded state schools, while the capital's independent schools are within easy reach. Regular bus services allow quick travel throughout the city, with the Airlink offering swift access to the airport. The Queensferry Crossing, Edinburgh City Bypass and M8/M9 motorway network are easily accessible for those going further afield.



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