



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**9/8 CRAIGHALL ROAD**

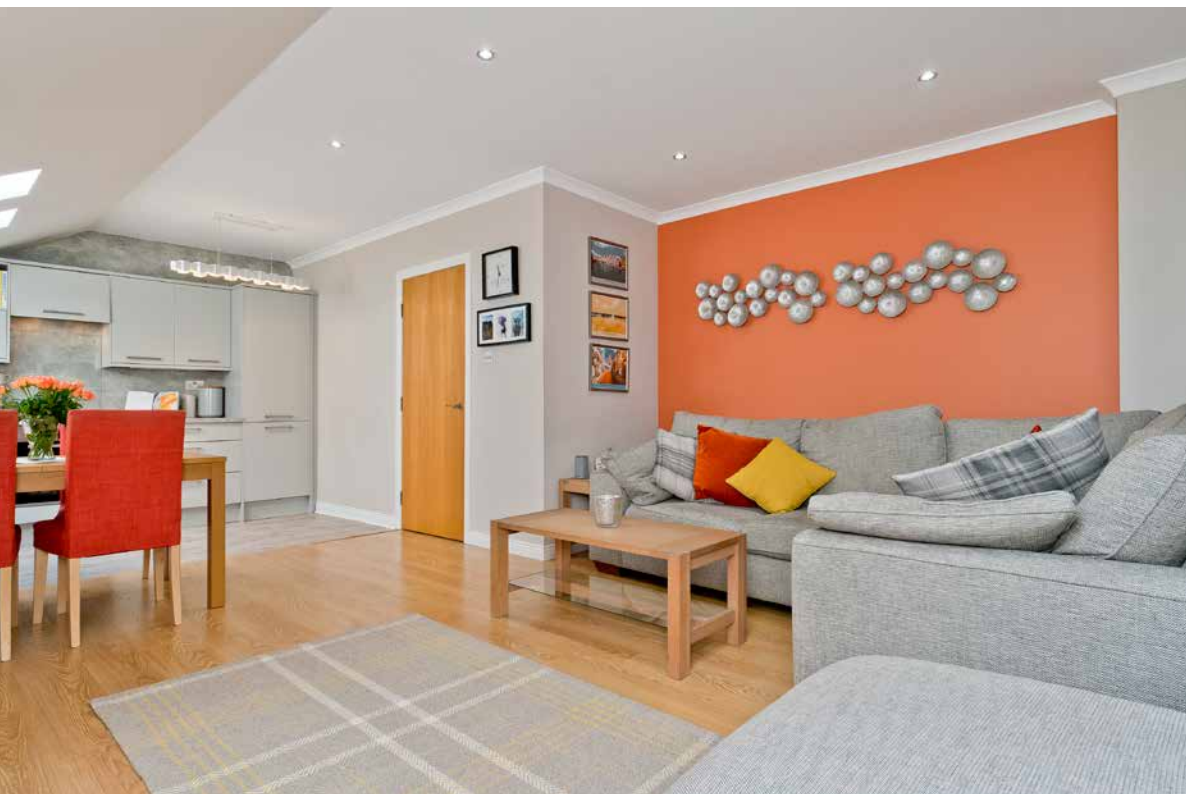
Newhaven, Edinburgh, EH6 4ND





This spacious, one-bedroom, second-floor apartment is a stylish residence that forms part of a B-listed, nineteenth-century, neo-Perpendicular (Gothic) church, which has been converted to high standards. The home boasts sociable open-plan living, with modern interior design and a high-end kitchen and bathroom. It also benefits from a sought-after location in Newhaven, set close to the historic harbour, amenities, transport links, and public parks. The property is perfect for city professionals and couples.

Extras: all fitted floor coverings, window blinds, light fixtures, and integrated appliances (oven, ceramic hob, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



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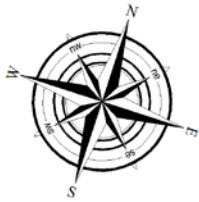
## FEATURES

- A stylish second-floor apartment
- Part of a B-listed former church
- In the Newhaven conservation area
- High-quality interiors throughout
- Shared entrance with stained-glass windows
- Central hall with two cupboards
- Open-plan kitchen/living/dining room
- Double bedroom with a wardrobe
- Jack-and-Jill bathroom with 4pc suite
- Well-tended communal garden grounds
- Unrestricted on-street parking
- EPC Rating - C
- Council Tax Band - D



“HIGH-QUALITY INTERIORS  
THROUGHOUT, OPEN-PLAN  
KITCHEN/LIVING/DINING  
ROOM AND A  
DOUBLE BEDROOM”

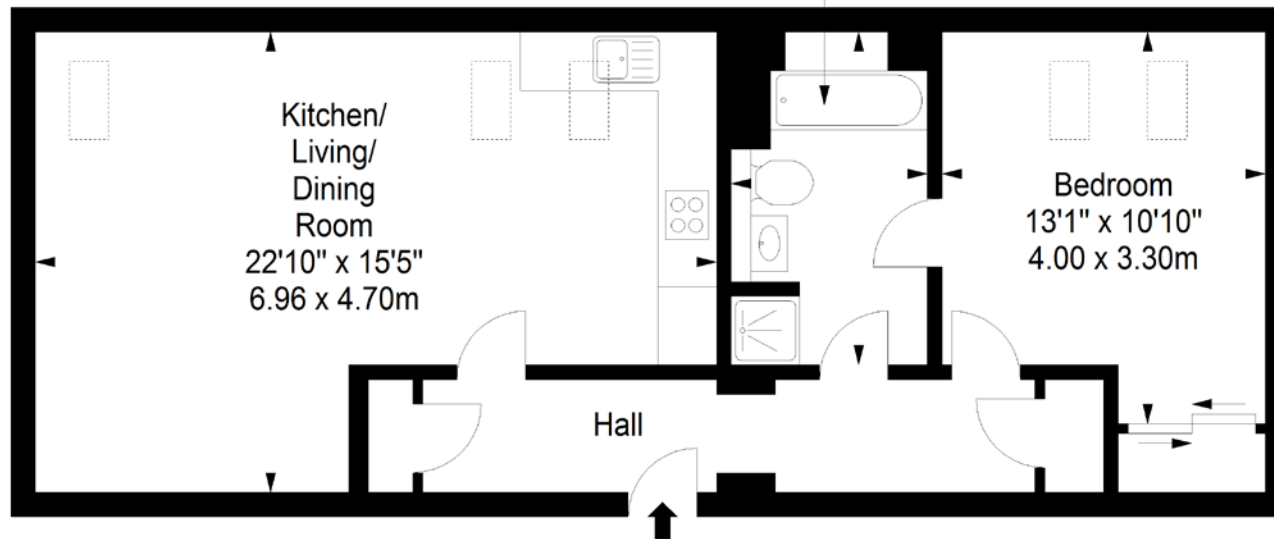




## Second Floor

Approx. 59.0 sq. metres (635.1 sq. feet)

Bathroom  
11'2" x 6'7"  
3.40 x 2.00m



Kitchen/  
Living/  
Dining  
Room  
22'10" x 15'5"  
6.96 x 4.70m

Bedroom  
13'1" x 10'10"  
4.00 x 3.30m

Hall

Total area: approx. 59.0 sq. metres (635.1 sq. feet)



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### BORDERS

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