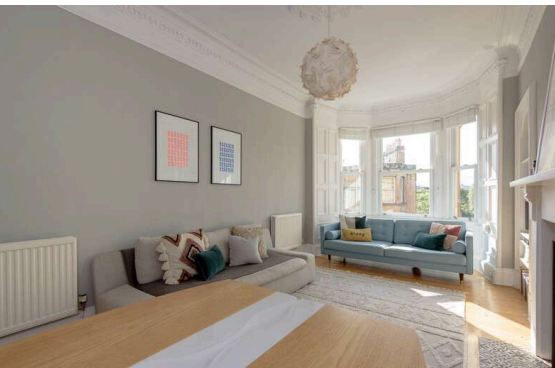


**6/11 Craighall Crescent  
Edinburgh EH6 4RY**

**Offers Over £250,000**

- Bay window living/dining room featuring stunning views over Edinburgh, ornate corning, centre rose and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Large double bedroom
- Box room with fitted wardrobes
- Hallway with useful storage unit
- Bathroom with three-piece suite and electric shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden
- Free on-street parking





## Flat

Blair Cadell are delighted to bring to market this superb top floor flat in the heart of Trinity. With stunning finishes throughout and unrivalled views over Edinburgh, this property would be perfect for the first time buyer or young professional and must be viewed.

The accommodation comprises of a large hallway with a useful storage units built in leading through to a stunning bay window living/dining room. Featuring stunning original cornicing, centre rose, decorative fireplace and breathtaking views over Edinburgh, this is stunning room perfect for hosting friends or family. The kitchen is fitted with a range of floor and wall mounted units, gas hob, electric oven and integrated appliances. There is a large double bedroom to the rear of the property keeping it lovely and quiet and a large box room that could easily be used as a guest room or home office fitted with large wardrobes. A stylish well finished bathroom with an electric shower over the bath. The property benefits from gas central heating and double glazing throughout, well kept communal gardens to the rear of the property and free on-street parking is also available.

Trinity lies to the north of the city centre which can be easily accessed via several frequent bus services that run close by and is in easy walking distance of the new tram terminus at Newhaven offering swift transport to the city centre and beyond. The property is adjacent to Victoria Park with outdoor sporting and leisure facilities for all ages and lies on the Edinburgh Cycle network for all those cycle enthusiasts. Within easy walking distance of historic Newhaven Pier and several gourmet fish restaurants it is perfectly located for an impromptu take away. Local facilities include Sainsburys, Co-op, Post Office and Leith Library plus a 24hr ASDA in nearby Newhaven. Entertainment is available at the Vue cinema complex at Ocean Terminal and all the popular bars and restaurants in the vibrant Shore area. The area is served by excellent primary and secondary schools both of which are within walking distance.

**Viewing by appointment on 0131 337 1800**



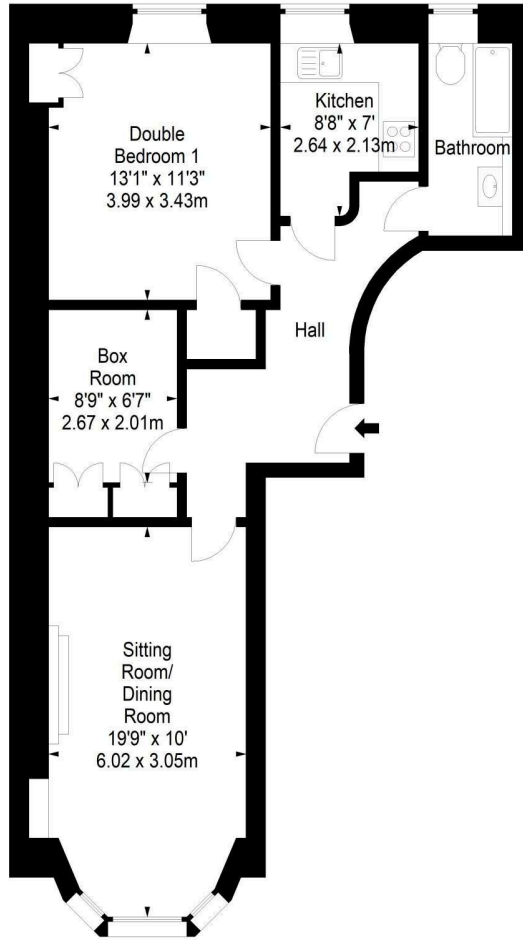




Craighall Crescent,  
Edinburgh,  
Midlothian, EH6 4RY



Approx. Gross Internal Area  
638 Sq Ft - 59.27 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Third Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

