



**10 (1F2) Craighall Crescent,
Trinity, Edinburgh, EH6 4RY**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE AND SPACIOUS

ONE BEDROOM (AND BOX ROOM) FIRST FLOOR FLAT



Attractive and spacious, one bedroom, box room, traditional, first floor tenement flat, situated on a quiet street, in the sought after Trinity area in Edinburgh, close to excellent local amenities, Victoria Park, Newhaven Harbour and Ocean Terminal. This property has lovely period features throughout, has generous room proportions and would now benefit from some modernising, which could include reconfiguring the layout subject to the usual permissions. The accommodation consists of a very nicely tiled communal entrance stair, a hall with two storage cupboards, a particularly attractive lounge, with bay window, filling the room with natural light, cornicing and press style shelving, a large dining kitchen, with some fitted units, a larder cupboard, a cupboard housing the boiler and plenty of space for dining. There is a double bedroom, with a lovely original fireplace, a box room, ideal for home working, and a bathroom. There is a communal garden to the rear and on-street parking.

Communal stair, with entry phone

Hall, with storage

Lounge, with bay window

Dining kitchen

Double bedroom

Box room

Bathroom

Double glazing

Gas central heating

Communal garden

On-street parking





TRINITY

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including local shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible by bus and tram and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores and a multi-screen cinema. There is a 24-hour Asda supermarket located within neighbouring Newhaven district and there is a Sainsburys local located on Craighall Road. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.



Extras

All fitted floor coverings, curtains, blinds, light fittings, cooker, fridge freezer, washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

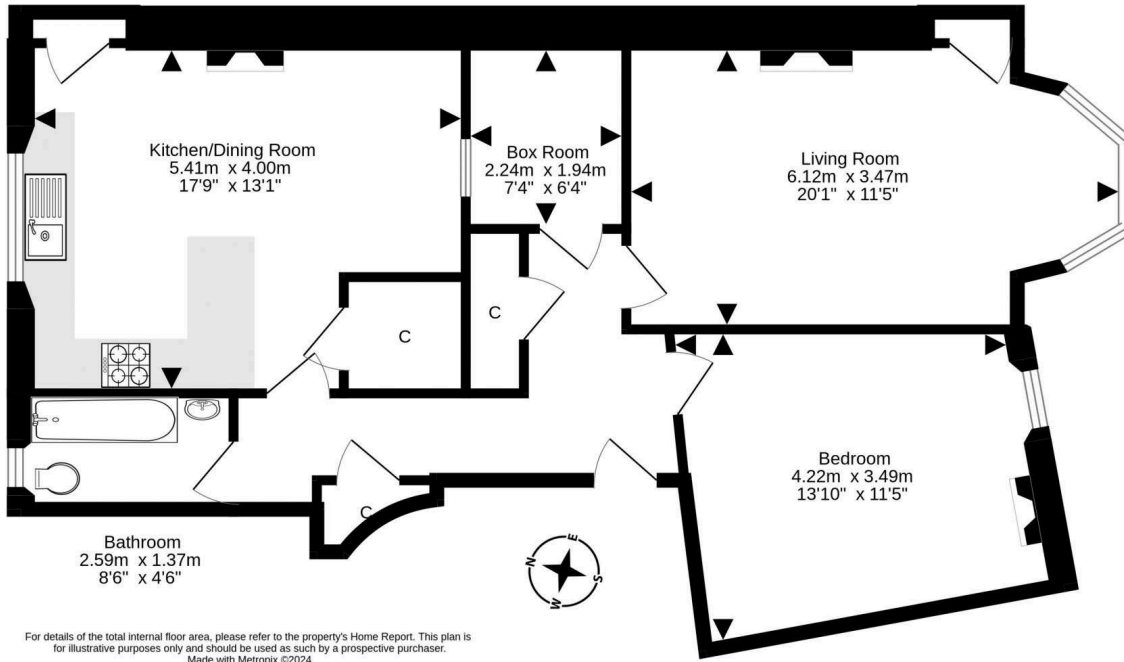
D

Home Report Valuation

£235,000

EPC Rating

C



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation

ēspc

89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.