

COULTERS[©]

30/8 CRAIGHALL CRESCENT

TRINITY, EDINBURGH, EH6 4RZ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

30/8 Craighall Crescent is a stunning, beautifully presented top floor flat, forming part of a traditional Victorian property in the sought after area of Trinity. This gorgeous apartment elegantly embraces fine period features such as cornice work, high ceilings, press cupboards, stripped & sanded floors with contemporary modern décor, fixtures and fittings. The wonderful bay windowed sitting room has delightful views across the treetops towards Edinburgh Castle, Arthur's Seat and Holyrood park and overlooks a shared green on the street. The mantelpiece with functioning log burning stove makes a lovely focal point in the room.

KEY FEATURES



Well presented top floor flat.



Two double bedrooms.



Shared rear garden.



Unrestricted on street parking.



Within a short walk of Newhaven Harbour.



Excellent local amenities nearby.

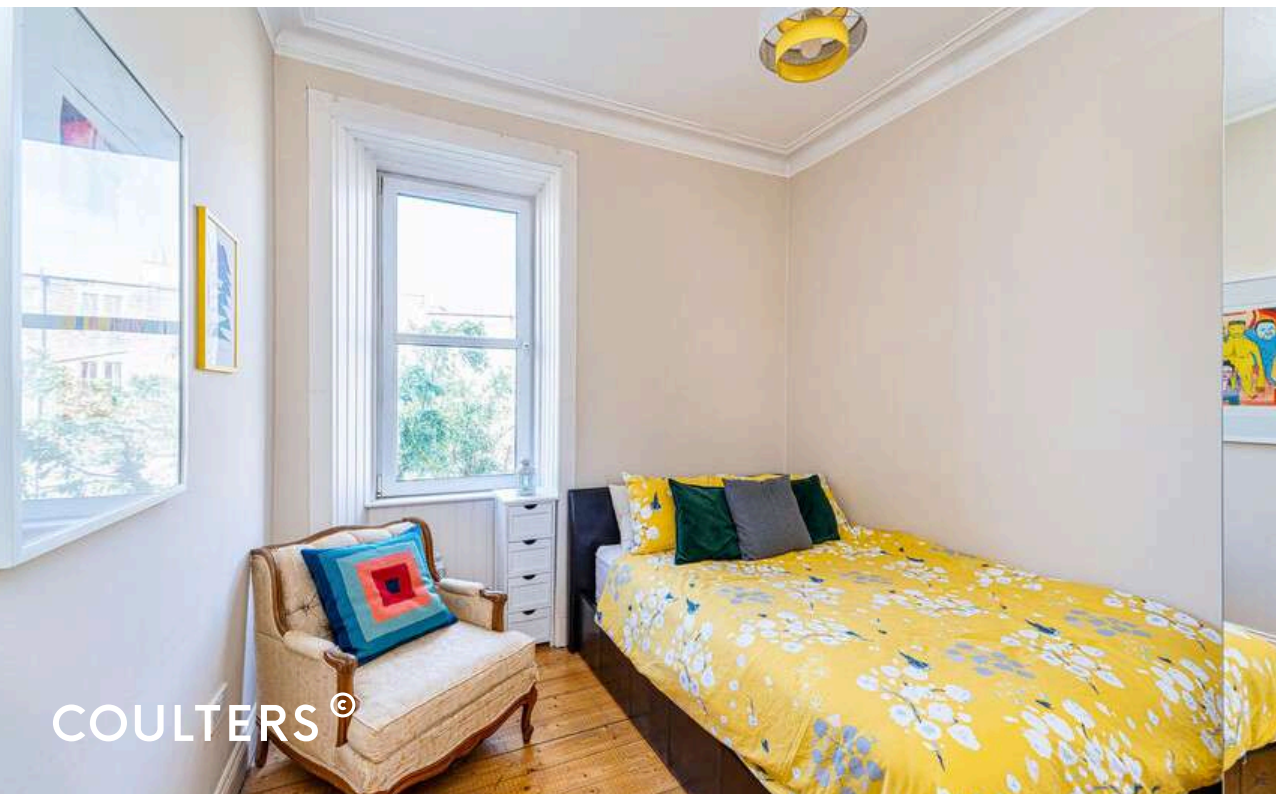




The impressive kitchen is fitted with stylish wall and base mounted cabinetry which flanks one wall and a separate island with breakfast bar, all with wood worktops. The integrated appliances include a gas hob with overhead extractor hood, oven, fridge/freezer and dishwasher. There are two attractive double bedrooms, one to the front, the other to the rear. A sleek white bathroom comprising bath (with rainfall shower over), WC, wash hand basin and underfloor heating completes the accommodation. Heating and hot water is provided by gas central heating and there is double glazing throughout.

A well kept communal garden is situated to the rear, mainly laid to lawn with established borders. Unrestricted parking is available on the street outside.





THE LOCAL AREA

The area is close to some of the City's finest open spaces from Newhaven's picturesque harbour and lighthouse to scenic Starbank Park, and Lomond Park with its popular Lawn Tennis Club and Bowling Club. David Lloyd Health Club at Newhaven with its state-of-the-art gym, indoor and outdoor swimming pools, tennis courts, and spa is near by.

Ocean Terminal houses a multi-plex VUE Cinema, PUREGym, and many well-known restaurants and stores. Fashionable drinking spots and eateries with spectacular views are within walking distance at Newhaven Harbour.

Regular bus services provide a quick route to the City Centre and this journey has recently been enhanced with the tram extension which was completed last year.

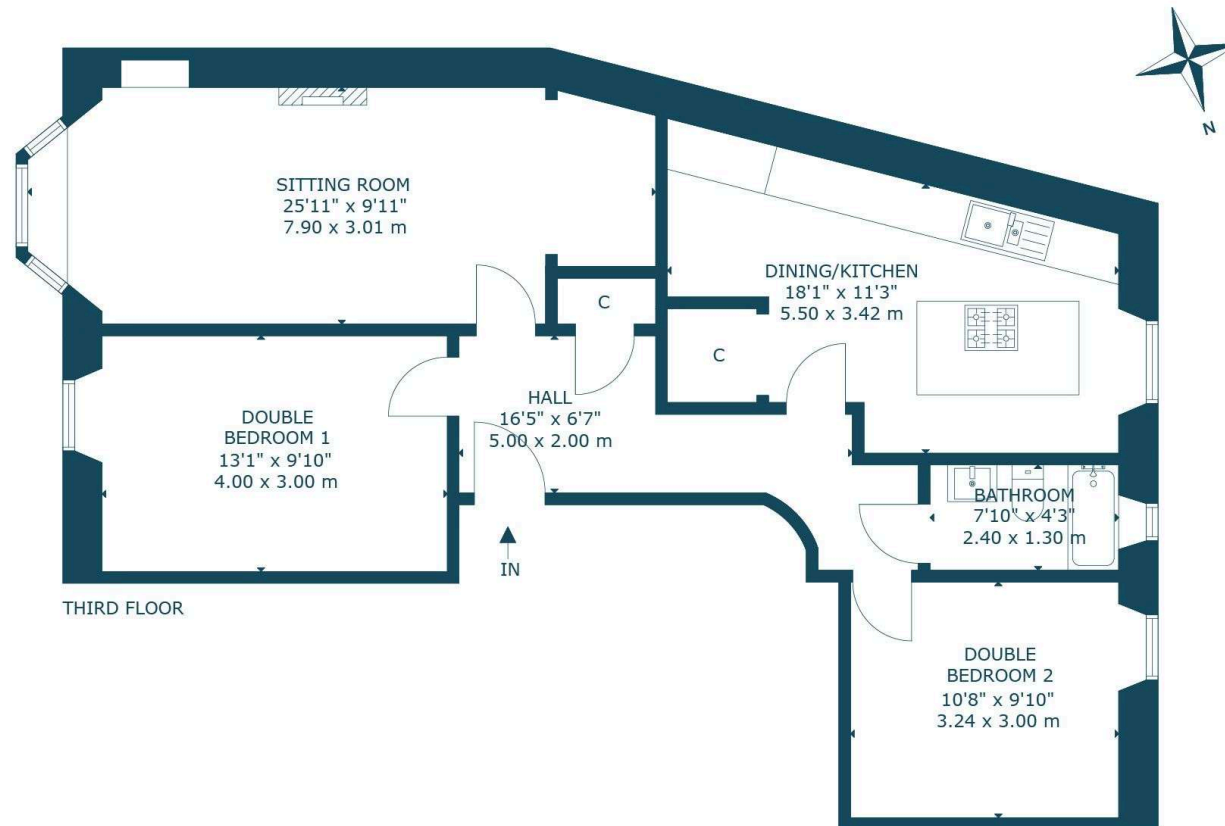
The property benefits from fantastic amenities on it's doorstep including two salons, a gym, Mr Eion (artisan cafe) and Sainsburys Local.

EXTRAS

The blinds, curtains, light fittings, fitted floor coverings, integrated kitchen appliances and dishwasher are included in the sale price.



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THIRD FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 885 SQ FT / 82 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.