

OFFERS OVER £270,000

26/9 Craighall Crescent  
Edinburgh, EH6 4RZ

drummondmiller  
Solicitors & Estate Agents



- Spacious 1 bed top floor flat with stunning views of the Edinburgh skyline
- Large and bright living room with original cornicing
- Generously proportioned double bedroom
- Large kitchen, dining room with utility
- Bathroom with 3 piece suit with shower over bath
- Gas central heating and double glazing throughout
- Located in an established residential area close to schools, shops, and green spaces
- EPC D

### Description

Drummond Miller is delighted to present this charming and bright one-bedroom top-floor flat in the sought-after area of Trinity.

The welcoming hallway leads into a spacious living room, enhanced by a bay window that offers an open outlook with views across the city and beyond.

The room also retains attractive period features, including original cornicing and a fireplace.

The wooden kitchen provides ample storage and generous worktop space, while a handy utility room offers additional practicality.

The bedroom, located to the rear of the property, is generously sized and enjoys a peaceful outlook.

The property further benefits from a family bathroom, complete with a modern suite and mains shower.





### Central Heating and double glazing

There is gas central heating, alongside double-glazed windows throughout.

### Garden and parking

Externally, the property sits within traditional tenement-style garden. Unrestricted on-street parking.

### Location

Trinity is a highly desirable residential area in the north of Edinburgh, known for its attractive period properties and peaceful neighbourhood feel.

The area offers a range of local amenities, including independent cafés, shops and supermarkets, with larger retail options available nearby at Ocean Terminal. Residents can enjoy excellent outdoor spaces, including the popular Victoria Park and the scenic waterfront at Newhaven Harbour.

The area is well connected to the city centre via regular bus services and the nearby Edinburgh Trams, making it ideal for commuters. Trinity is also well regarded for its schooling, further adding to its appeal for a wide range of buyers.

### Council Tax and EPC

It is in Council Tax band D and has a D-rated Energy Performance Certificate.

### Home Report

The property has been valued at £280,000 and a link to the Home Report is available from the ESPC website.

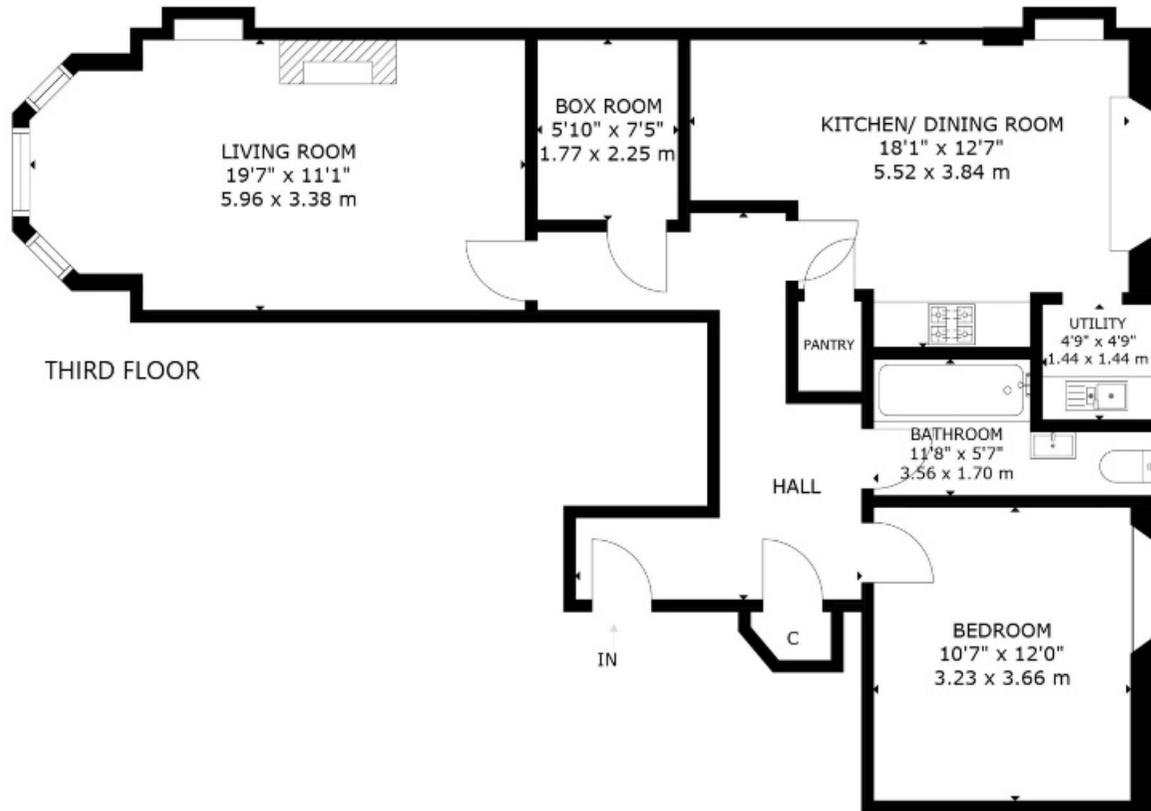
### Viewing

By appointment with the Agent telephone 0131 229 3399.

### Extras

All carpet, curtains, fridge freezer, integrated cooker, integrated hob and washing machine to be included in the sale.





26/9 CRAIGHALL CRESCENT EH6  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 804 SQ FT / 75 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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