

ALLINGHAM & CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: property@allingham.co.uk



9 (FLAT 8) CRAIGHALL ROAD, TRINITY, EDINBURGH EH6 4ND

espc

1 BEDROOM | 1 BATH | EPC B

Location

The property is located in Trinity just to the north of the City centre. This extremely popular area is close to the Forth Estuary with some lovely walks along the shores and along The Water of Leith Walkway. The property is also close to the Botanic Garden.

There are excellent local amenities with a range of shops within Trinity as well as more extensive shopping both in the City centre and in Leith at Ocean Terminal. A range of cafes, bars and some highly regarded restaurants are close by at The Shore. There is a diverse range of recreational activities close at hand with a multi-screen cinema and gyms. The area is well served with the local bus service with links to the City centre and beyond. The local schools are well regarded and the usual essential services are all close at hand.

Accommodation

- Entrance Hall with storage
- Lounge open plan to
- Kitchen open plan to
- Dining area
- Double Bedroom with built-in wardrobe
- Bathroom with four piece suite
- Double Glazing
- Gas Central Heating

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





General

The property forms part of a converted Church and there are some beautiful communal areas including the original Church doors and magnificent entrance hall. The apartment is located on the second floor and provides bright and spacious accommodation. The entrance hall immediately forms a good impression of the apartment with its hardwood entrance door, laminate flooring and fresh decoration. Good storage is provided with two cupboards, one of which houses the boiler and the second which houses the meters and fuse box. The living area is an open plan multi-purpose room which naturally divides itself into separate areas. The living area has laminate flooring, wall mounted radiator and Velux style window.

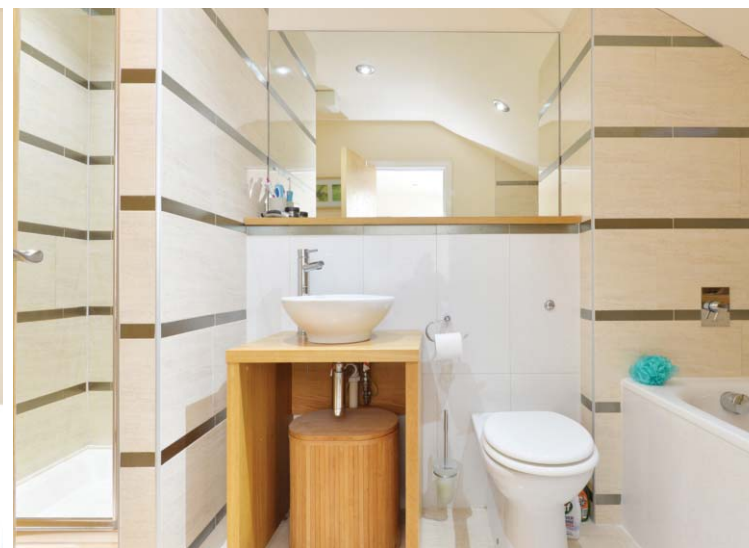
The kitchen is equipped with a range of wall mounted and base units in a light cream finish with complementing timber effect work surfaces and stainless steel five ring hob inset. There is a stainless steel chimney extractor unit, splash-back and electric fan oven. The kitchen is fully equipped with an integral fridge/freezer and washer/dryer. The dining area is central.

There is a well-proportioned double bedroom with twin Velux roof lights and a double wardrobe with sliding doors and incorporated hanging rail and shelving.

The bathroom is beautifully designed with doors opening onto the hallway and bedroom and is equipped with a four piece suite comprising shower compartment, bowl set into a vanity unit, WC with concealed cistern and bath. The splash-back areas are tiled with decorative high sheen tiles with metallic border and a complementing tiled floor for ease of maintenance.

The property benefits from gas central heating and double glazed windows.

Outside there is a lovely shared terrace area with far-reaching views across the Forth to Fife.



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LOCAL PROPERTY CENTRES

MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH
TEL: 0131 447 9341

BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

Fax Property – 0131 452 9383

Email Property – property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
60.5m²

