



Edinburgh

21/1 CRAIGHALL ROAD • EH6 4SB



**WILSON
WARD**

SOLICITORS • ESTATE AGENTS • NOTARIES

Attractive and beautifully presented ground floor flat in prime position in sought after residential area.





DESCRIPTION

21/1 Craighall Road is an attractive and beautifully presented ground floor flat, situated in this sought after area. The accommodation comprises a lovely spacious central entrance hall with a large storage cupboard and hardwood flooring, leading to a beautiful lounge which also has hardwood flooring and a modern fire surround with living flame gas fire. The lounge has two useful storage cupboards and a window to the side of the building. The kitchen is accessed off the lounge and has a good range of modern base and wall units with complementary work surfaces, tiled splashback and a stainless steel 1½ bowl sink with mixer tap. The kitchen also has a useful fold down breakfast bar with two stools and the washing machine and integral halogen hob, extractor hood, oven, microwave, dish washer and fridge freezer are all included in the sale. The property has a large double bedroom with fitted wardrobes, and a second double bedroom, also with fitted wardrobes, both located to the front of the property. To complete the accommodation, to the rear lies a lovely modern bathroom with a three piece white suite with a shower over the bath with shower screen and extensive wall and floor tiling. The bathroom also has useful fitted vanity units and a chrome heated towel rail. The property has double glazing and gas central heating to most rooms and there are attractive, well tended communal gardens, a communal drying area and residents parking. Early viewing is essential to appreciate the accommodation on offer, which will be of interest to a variety of potential purchasers.

LOCATION

Trinity is a highly regarded area with excellent amenities and shopping facilities with both small local shops and a number of supermarkets nearby, and with easy access to Edinburgh city centre. There is a good public transport service throughout the city and easy access to the main motorway networks. Recreational facilities include Inverleith Park and the Royal Botanical Gardens and Ainslie Park Leisure Centre is close by. There are a number of private health clubs in the vicinity and Granton and Newhaven Harbours and Crammond village are all within easy reach. Further amenities can be found at Ocean Terminal Complex in Leith and Craighall Retail Park. Schooling is well represented in the area at all levels in both the public and private sectors.

EXTRAS

The carpets and flooring are included in the sale together with the washing machine and integral halogen hob, extractor hood, microwave, oven, dish washer and fridge freezer.

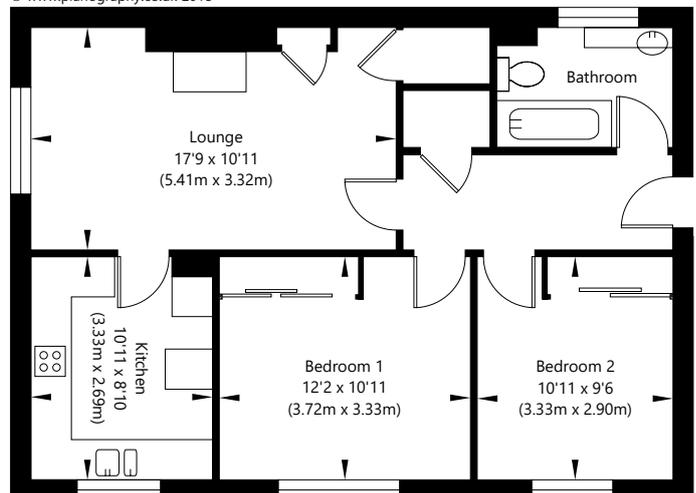
COUNCIL TAX

Band B

VIEWING

Sunday 2-4pm by appointment telephone 0333 0118050 or email wilsonwardinfo@pfviewings.co.uk

Ground Floor
 Approx. Gross Internal Area
 63.48 Sq M / 683 Sq Ft.
 Not to scale. For identification only.
 © www.planography.co.uk 2018



Wilson Ward

131 Newhaven Road | Edinburgh | EH6 4NP

T: 0131-467 7550 F: 0131-467 7553

E: admin@wilsonward.co.uk

W: www.wilsonward.co.uk



Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.