

**52/2 Craighall Road  
Edinburgh EH6 4RU**

**Offers Over £290,000**

- Large living/dining room featuring larder cupboard and utility cupboard
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Two double bedrooms and a single bedroom
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street parking

**Council Tax Band: D**

**Tenure: Freehold**



1



3



1



EPC C





## Flat

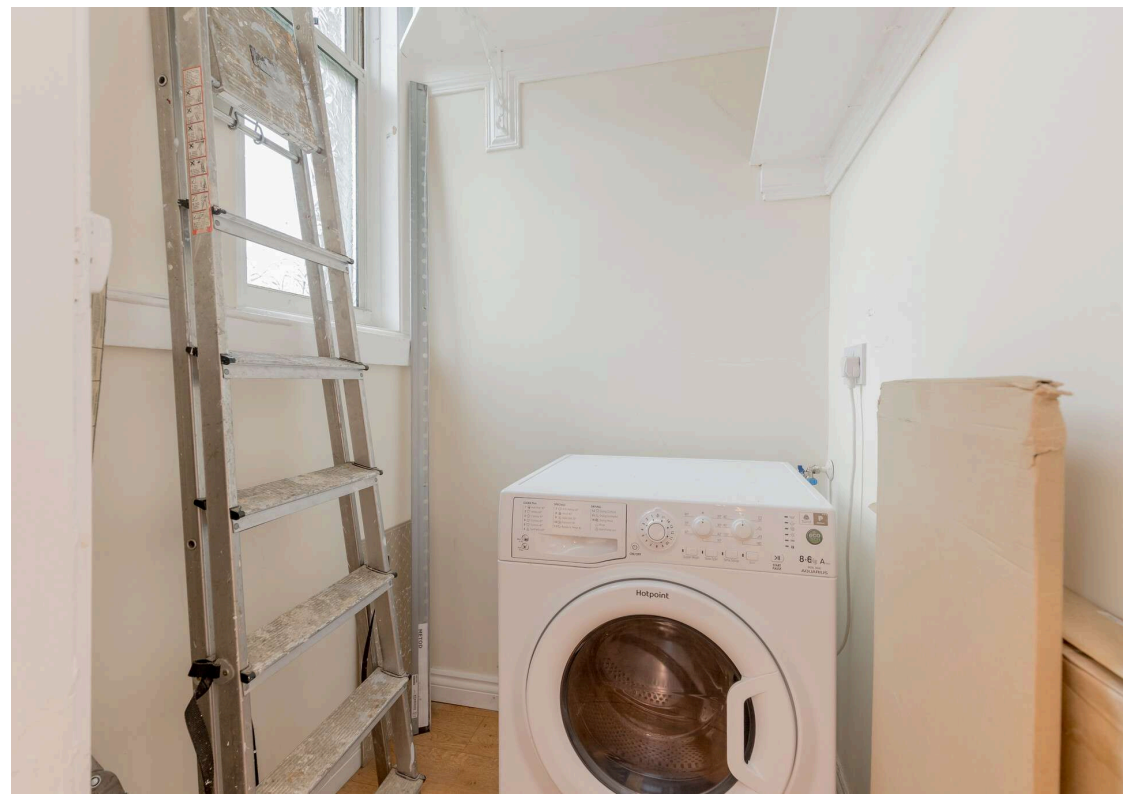
This superb three-bedroom tenement flat, located in the highly sought-after area of Trinity, is sure to appeal to a wide range of buyers. Offering excellent links to the city centre and a fantastic selection of local amenities, early viewing is highly recommended.

The accommodation comprises a spacious living and dining room — the perfect space for entertaining family and friends. This room also benefits from a large storage cupboard and an additional utility cupboard, providing plenty of practical storage. The kitchen is well-appointed with a range of wall and floor-mounted units, a gas hob with electric oven, and white goods included in the sale. There are two generous double bedrooms and a good-sized single bedroom, with the master bedroom featuring built-in wardrobes for additional storage. The shower room is fitted with a modern two-piece suite and a mains-powered walk-in shower, complete with a luxurious rainwater showerhead. The property further benefits from gas central heating and double glazing throughout. Externally, there is a well-maintained communal garden to the rear, and on-street parking is readily available.

Situated to the north of Edinburgh's city center, Trinity offers an enviable lifestyle with excellent connectivity. Frequent bus services and the new tram terminus at Newhaven provide swift and easy access to the city center and beyond. The property is adjacent to Victoria Park, which offers outdoor sporting and leisure facilities for all ages, as well as access to the Edinburgh Cycle Network, ideal for cycling enthusiasts. Trinity's local amenities include Sainsbury's, Co-op, a Post Office, and Leith Library, while a 24-hour ASDA is conveniently located in nearby Newhaven. Entertainment options abound, with the Vue cinema complex at Ocean Terminal and the vibrant bars and restaurants of The Shore just a short distance away. The historic Newhaven Pier and its renowned gourmet fish restaurants are also within walking distance. Families will appreciate the area's excellent primary and secondary schools, both within easy walking distance. With its superb location, stunning interiors, and abundance of nearby amenities, this property offers an exceptional opportunity to secure a home in one of Edinburgh's most desirable neighbourhoods.

**Viewing by appointment on 0131 337 1800**



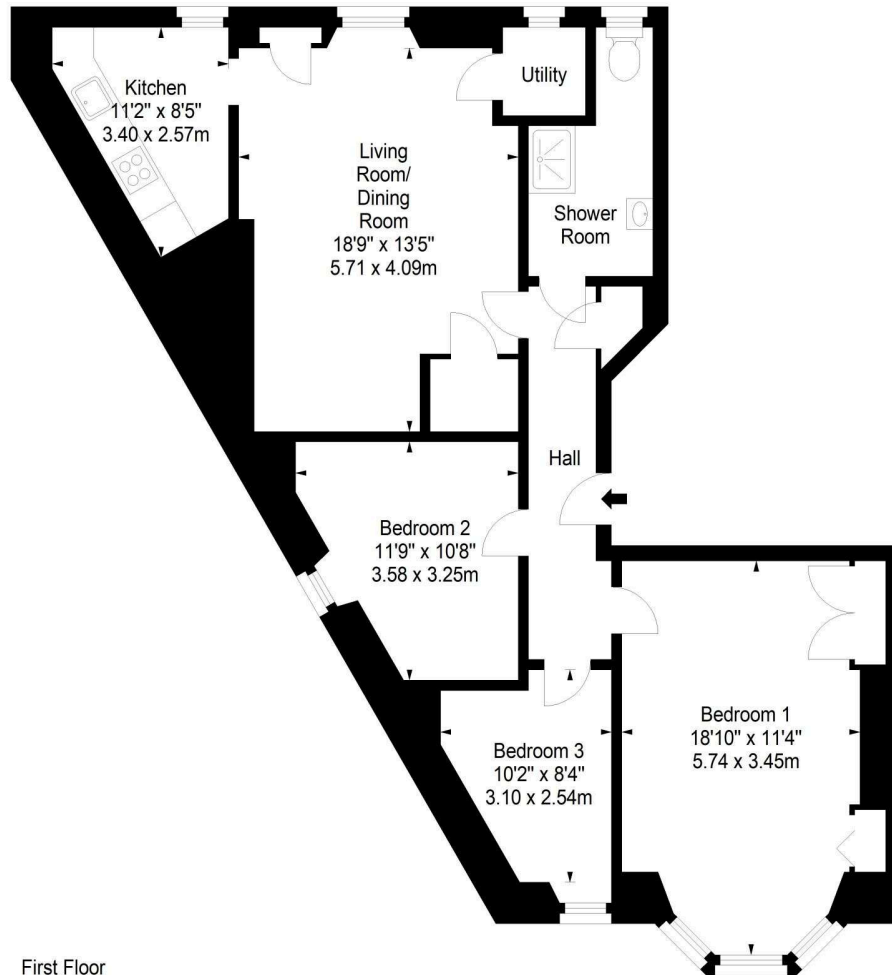
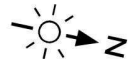




Craighall Road,  
Edinburgh,  
Midlothian, EH6 4RU



Approx. Gross Internal Area  
890 Sq Ft - 82.68 Sq M  
For identification only. Not to scale.  
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