



64 CHRISTIEMILLER AVENUE

Craigentinny, Edinburgh, EH7 6SZ



1

Public Room



3

Bedrooms



1

Bathroom



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This detached bungalow in Craigentenny lies within easy reach of the city centre, the bypass, and Portobello's sandy beach. The well-proportioned interiors offer versatility with three double bedrooms and a living room adjoined by a conservatory. Additionally, there is a bright shower room, plentiful storage, and a kitchen that opens conveniently into a carport reached via an attached single garage. The generous plot also includes a front driveway and garden, as well as a delightful secure rear garden. Appealing opportunities are on offer to upgrade the property or extend, subject to consents.







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**EPC
RATING**

F

**COUNCIL
TAX BAND**

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Detached bungalow with an appealing city location
- Scope for improvements and development
- Entrance vestibule and hall
- Connected living room and conservatory
- Kitchen with practical external access
- Three double bedrooms with storage
- Bright shower room with good vanity storage
- Low-maintenance front garden and delightful enclosed rear garden
- Private driveway, attached single garage, and car port





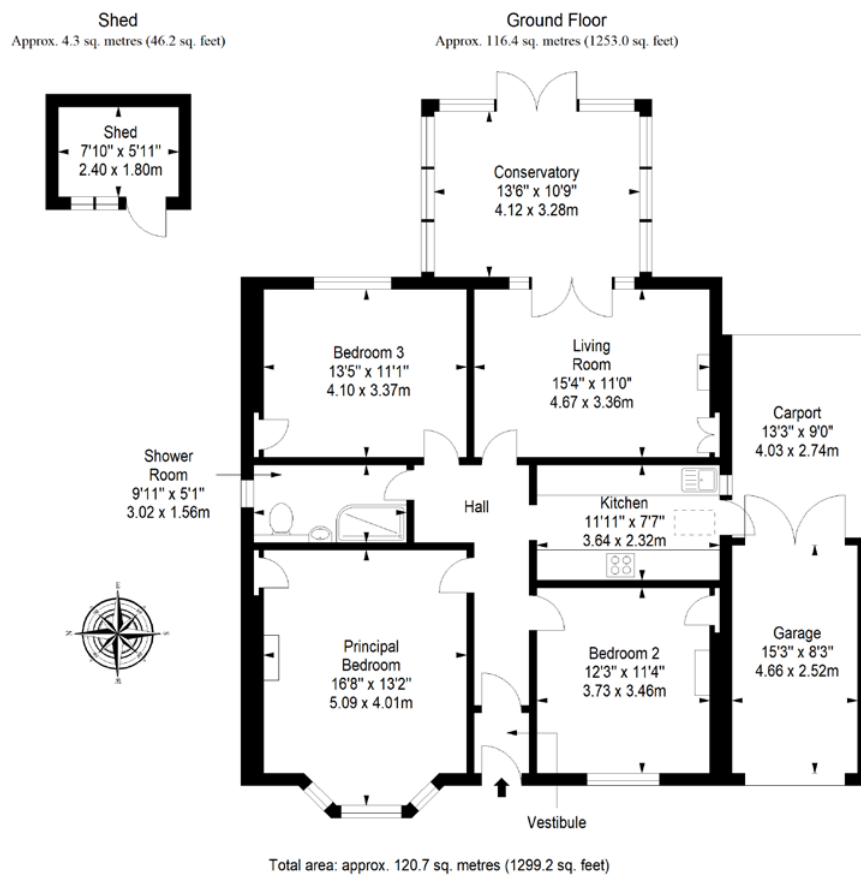


Extras: All fitted floor, window coverings, light fittings as well as a chest of drawers, wardrobe, fridge freezer and washing machine will be included in the sale.



CRAIGENTINNY, EDINBURGH

Lying north-east of Edinburgh, the suburb of Craigentinny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much-loved sandy seafront. The area is in easy reach of numerous well-stocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craigentinny Golf Course will no doubt appeal to golf enthusiasts. Craigentinny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.



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