



10 Craigentenny Avenue
Craigentenny, Edinburgh, EH7 6PX

CALL US ON 0131 447 4747

10 Craigentenny Avenue, Craigentenny, Edinburgh, EH7 6PX

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall.
- Good sized bay windowed living room with feature fireplace.
- Kitchen with appliances & storage cupboard.
- Generously proportioned double bedroom with fitted wardrobes.
- Bedroom Two (currently used as a sitting room with storage and door to rear garden)
- Bedroom Three (currently used as a dining room)
- Contemporary fitted shower room.
- Attic room accessed via Reception hall.
- Workshop off Attic room.
- Storage within eaves
- Electric heating.
- Double glazing.
- Landscaped garden to front.
- Driveway leading to garage at rear.
- Well maintained garden at rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A semi-detached bungalow situated in the highly regarded Craigentenny district of the city. A short journey to the east of Edinburgh City Centre and close to a wide range of local amenities. The property is in need of some modernisation and redecoration but offers excellent potential to be a fabulous family home in a great location with the versatile accommodation.

COUNCIL TAX BAND:
TRAIN STATION:
AIRPORT:
BUSES:

F.
APPROXIMATELY 2.7 MILES TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 12.1 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

LOCATION

Lying north-east of Edinburgh, the suburb of Craigentenny 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 Craigentenny Bowling Club and Golf Course will no doubt appeal to bowling and golf enthusiasts. Craigentenny 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.

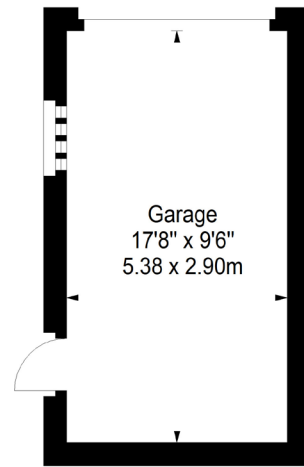
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING COOKER, FRIDGE, FREEZER, AUTOMATIC WASHING MACHINE AND TUMBLE DRYER FOR ALL OF WHICH THERE WILL BE NO GUARANTEES.



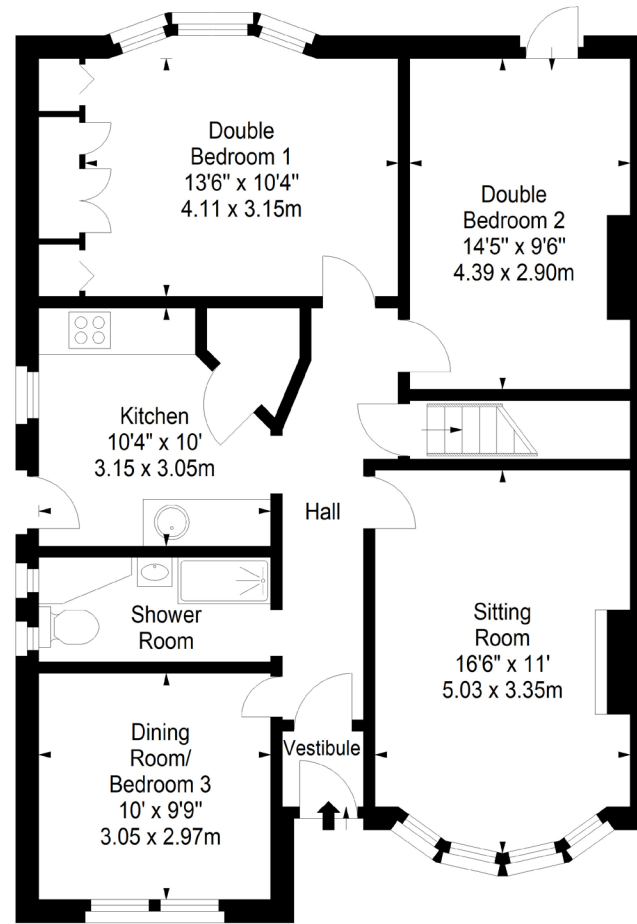
**Craigtinny Avenue,
Edinburgh,
Midlothian, EH7 6PX**



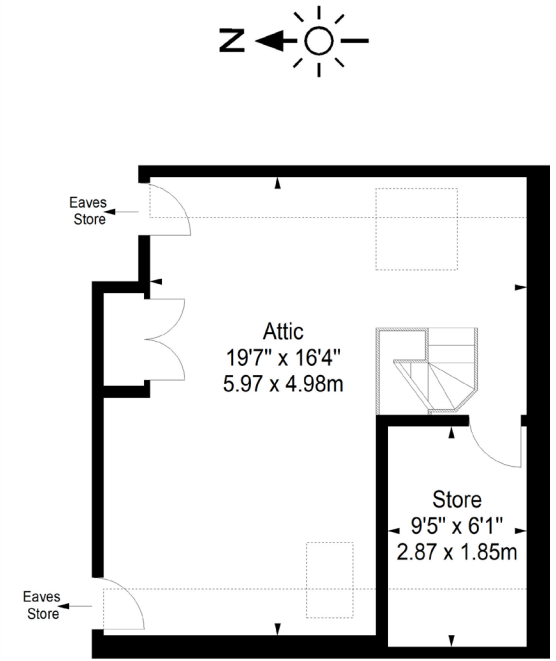
Approx. Gross Internal Area
1233 Sq Ft - 114.55 Sq M
(Including Attic & Store)
Garage
Approx. Gross Internal Area
169 Sq Ft - 15.70 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING E**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.