



12 Fillyside Road
Craigentinny, Edinburgh
EH7 6RE



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Property Summary

Enjoying a generous corner plot, this large three-bedroom end-terrace house is a beautiful residence, which is presented in walk-in condition with neutral interiors throughout. The home has been fully upgraded, featuring a contemporary kitchen and two modern bathrooms. Furthermore, it boasts a balcony with panoramic sea views, private parking, and a family-friendly garden. Backed by a local nature reserve, it also has a sought-after location in popular Craigentenny, within walking distance of Portobello Beach.

Inside, an entrance hall offers a wonderful introduction and built-in storage before flowing through to the living room. Here, neutral décor and plush carpeting create a homely setting that is perfect for unwinding. The room accommodates an excellent choice of lounge furniture and it sees a flood of natural light from a southeast-facing bay window. On the opposite side of the hall, the open-plan dining kitchen/family room is the sociable heart of the home. This triple-aspect space has an expansive footprint for lounge and dining furniture; plus, French doors allow a seamless transition to the garden.

Features

- Large end-terrace house in walk-in condition
- Situated in sought-after Craigentenny
- Within walking distance of Portobello Beach
- Welcoming entrance hall with storage
- Southeast-facing living room with bay window
- Stylish open-plan dining kitchen/family room
- Principal suite with built-in wardrobes
- Two additional bedrooms
- Large balcony with delightful sea views
- Quality en-suite shower room
- Family bathroom with an overhead shower
- Well-maintained front and rear gardens
- Private driveway for off-street parking
- Gas central heating and double glazing







Stylish open-plan *dining kitchen/family room*

The stylish kitchen is very generously appointed with white cabinets and mocha-toned worktops, alongside matching splashbacks. A five-burner gas hob, concealed extractor, double oven, microwave combi oven, and fridge/freezer come integrated, with an undercounter dishwasher, and washing machine also included.





“Principal suite with
built-in wardrobes and two
additional bedrooms”







Quality

en-suite shower & family bathroom

Serving the ground floor is a chic family bathroom, equipped with a modern three-piece suite and overhead shower. In addition, there is a versatile bedroom which is currently organised as an office for working from home. Upstairs leads to the two remaining bedrooms, both of which are spacious doubles. The dual-aspect principal bedroom also benefits from built-in wardrobes and a quality en-suite shower room. Furthermore, it has French doors opening out to a private balcony that offers lovely views over the garden to the sea – perfect for capturing idyllic sunrises and sunsets. Gas central heating and double glazing ensure year-round comfort.



Outside, the home has well-maintained gardens to the front and fully-enclosed rear. The latter provides a generous space for families, incorporating neat lawns, mature planting, and a patio for summer dining. In addition, there is a front driveway for private off-street parking.





Craigentiny, Edinburgh

Lying north-east of Edinburgh, the suburb of Craigentiny 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 Craigentiny Golf Course will no doubt appeal to golf enthusiasts. Craigentiny 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.

Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

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EPC Rating - D | Council Tax band - E | Home Report value - £360,000

Extras: All fitted floor and window coverings, light fittings, integrated kitchen appliances, a dishwasher, and a washing machine to be included in the sale.