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123 Craigentenny Avenue

Craigentenny, Edinburgh, EH7 6RG



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Property Summary

Offering wonderfully bright and spacious accommodation, this four-bedroom detached bungalow represents a fantastic family home, with generous living areas, two bathrooms, and a useable attic space. The home is accompanied by well-maintained front and rear gardens and a gated driveway. Furthermore, it boasts a tranquil position bordering Craigentenny Golf Course, as well as lying close to amenities such as everyday essential shops and services, schools (the primary school is just over 10 minutes' walk away), transport links, and open spaces, including Portobello Beach and Promenade which are a short stroll away.

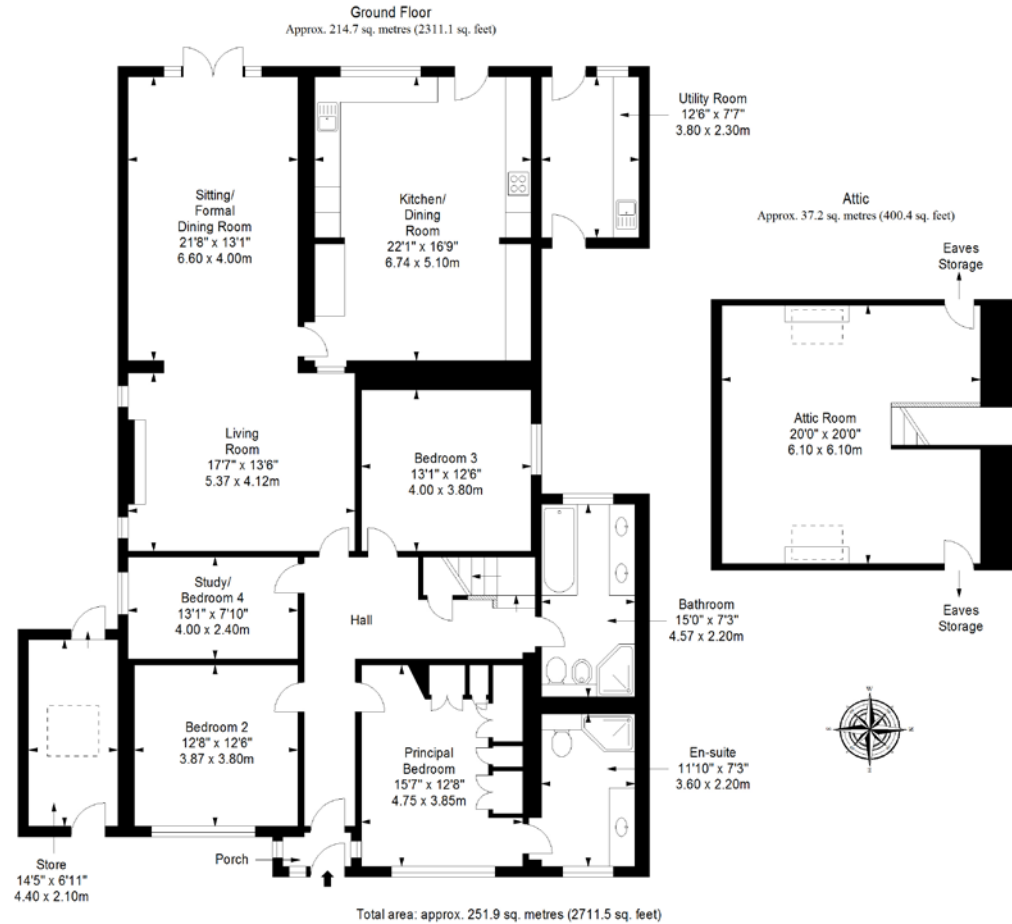
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Detached bungalow in Craigentenny
- Wonderfully bright & spacious accommodation
- Entrance vestibule & hallway with storage
- Exceptionally generous, dual-aspect living room
- Airy dining kitchen with garden access and utility room
- Four well-proportioned bedrooms
- One spacious en-suite shower room
- Generous six-piece family bathroom
- Useable attic space
- Beautifully maintained front & rear gardens
- Private gated front driveway
- Gas central heating and double glazing
- EPC - D



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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