



**40/4 Craigentinny Road**  
**Edinburgh, EH7 6LT**





# *"40/4 Craigentenny Road is a bright and spacious second-floor flat"*

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- UNRESTRICTED ON STREET PARKING





## LOCATION

Craigentinny is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is a Morrisons Superstore, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane and Newcraighall railway stations connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



## DESCRIPTION

40/4 Craigentinny Road is a bright and spacious second-floor flat, situated in the popular Craigentinny area of Edinburgh, close to excellent local amenities and convenient transport links.

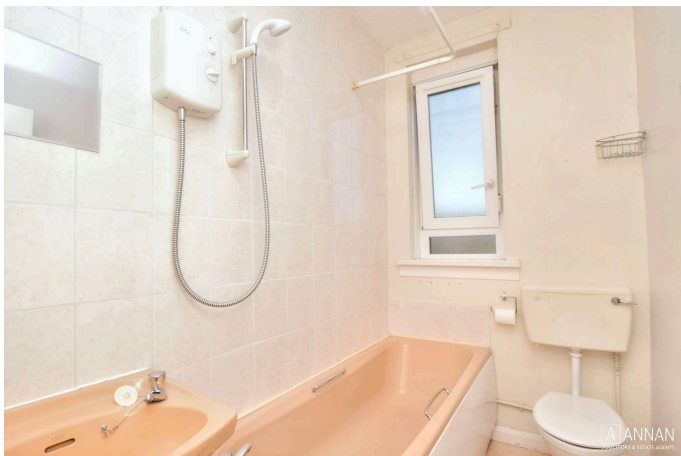
The accommodation comprises: a welcoming entrance hallway with a storage cupboard; generously sized twin-windowed lounge/dining room; modern fitted kitchen with ample wall and base units for storage; generous double bedroom 1 with a built-in wardrobe; rear facing double bedroom 2 and a bathroom featuring a three-piece suite and an electric shower over the bath, completing the accommodation on offer. Further benefits include gas central heating, double glazing and communal rear garden.

## EPC RATING

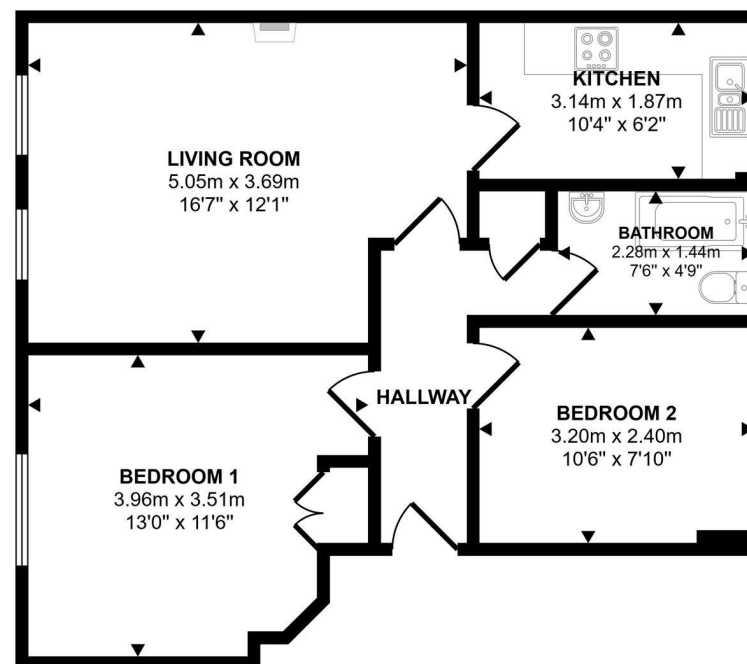
The energy efficiency rating for this property is D



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Approx Gross Internal Area  
55 sq m / 588 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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