



**60 Britwell Crescent**  
**Edinburgh, EH7 6PT**



# "60 Britwell Crescent is a well presented end terraced villa situated in a quiet side street"

- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- SUN ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- TRIPLE GLAZING
- FLOORED ATTIC
- FRONT & REAR GARDENS
- DRIVEWAY
- GARAGE
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





### LOCATION

Craightinny 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. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E,



### DESCRIPTION

60 Britwell Crescent is a well presented end terraced villa situated in a quiet side street in the heart of a popular residential area close to all local amenities.

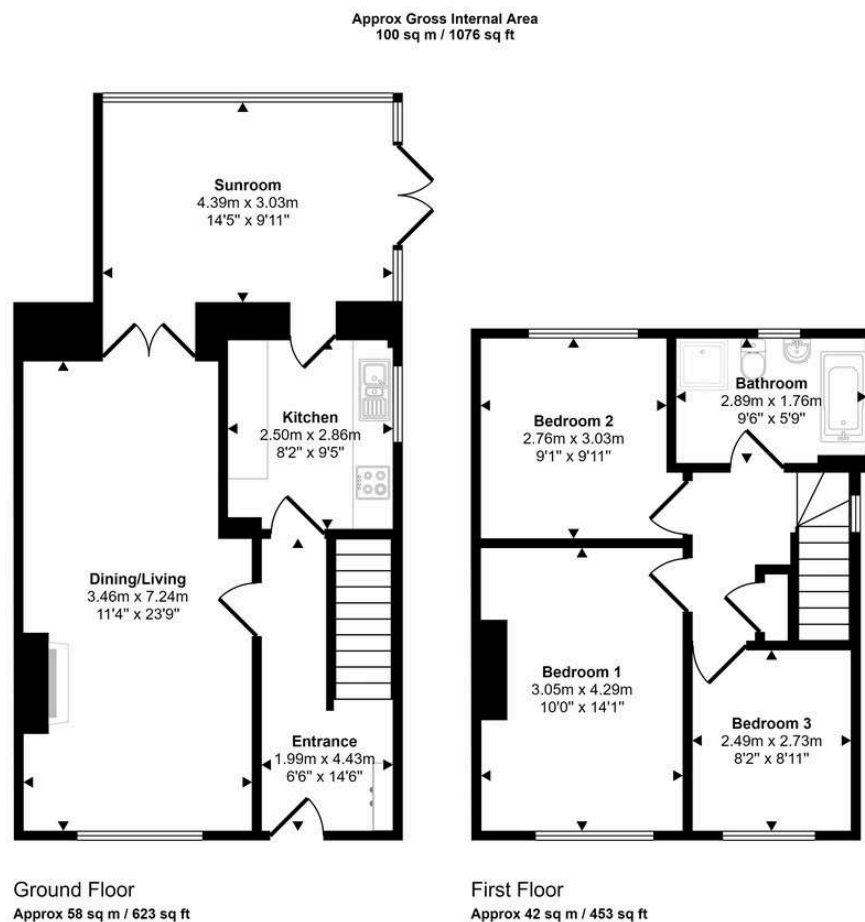
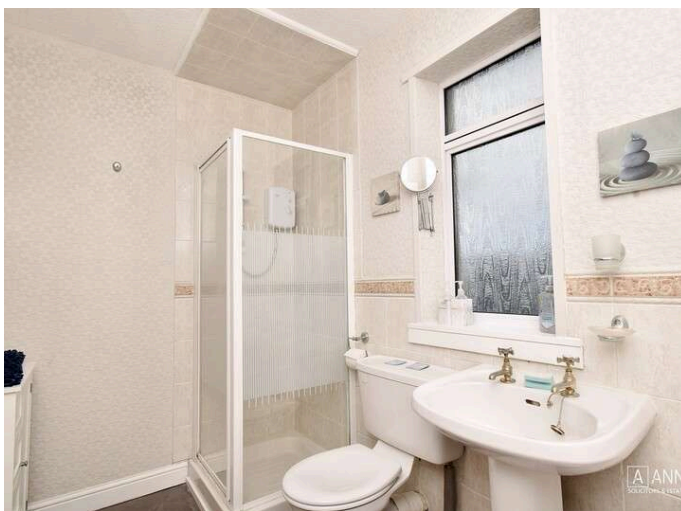
The accommodation over two floors comprises: hallway; bright and spacious living/dining room; kitchen with wall to floor units; sun room leading to the rear garden; three double bedrooms and bathroom with separate shower unit.

Further benefits include gas central heating, triple glazing, floored attic with ladder, easily maintained front garden, patterned concrete driveway with space for two cars, single garage, beautiful enclosed large rear garden with mature shrubs and mainly laid to slab and artificial grass with fully covered decking and garden shed.

### EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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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