









Spacious detached bungalow situated within a popular and established residential area located on the north east side of the City approximately two and a half miles from the City Centre. There are good local shops nearby with a wider range available at both Portobello and Leith. The Ocean Terminal shopping complex which is currently undergoing an extensive refurbishment is also within easy reach. Regular bus services run close by giving quick and easy access to the City Centre and surrounding areas and the city bypass and A1 are also easily accessible.

The property provides spacious and flexible family accommodation. Internally the property is in fair decorative order throughout but would now benefit from modernisation and upgrading. The house features gas central heating, partial double glazing and good storage facilities including a large attic.

All fitted carpets and blinds are included in the sale together with the kitchen appliances. Other items may be available through separate negotiation. No warranties will be granted regarding any services or appliances included in the sale.

Private garden to front and enclosed rear garden with secure stores.









## Property Details

- Entrance Vestibule with tiled floor.
- Welcoming Hall providing access to all rooms. Built in cupboard.
- Lounge with bay window to front. Feature tiled fireplace. Display recess with cupboard below. Picture rail.
- Kitchen with fitted base units. The free-standing gas cooker, washing machine and fridge/freezer are all included in the sale. Large built-in cupboard. Clothes pulley. Attic access hatch. Window to rear. Door to garden.
- Double Bedroom with bay window to front. Feature fireplace. Wall press.
- Double Bedroom with window to rear. Feature fireplace. Wall press.
- Third Double Bedroom. Feature tiled fireplace.
- Family Bathroom with white three-piece suite comprising bath, wash hand basin and WC. Built-in cupboards. Mirror. Window to side.











## EXTERNAL

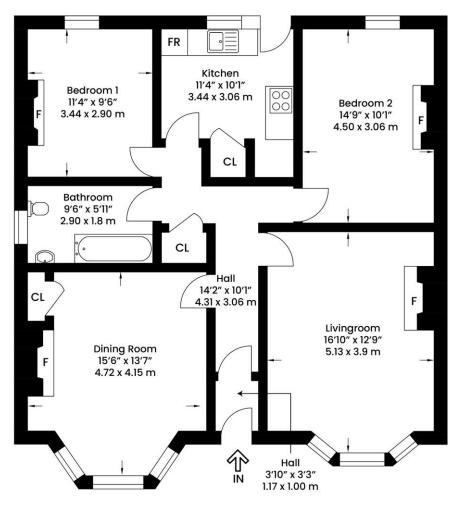
The front garden features two areas of lawn bordered with an attractive array of established plants and shrubs.

A gate provides access to the fully enclosed rear garden which again features a lawn bordered with a lovely array of established plants, shrubs and trees. Two secure external stores.

Energy Efficiency Rating: D

Council Tax Band: F





## vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

VistaBee 2025



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\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

