










Offers Over

£240,000

83 Inchview Terrace

Craigentiny | Edinburgh | EH7 6TT

A well proportioned main door lower villa, forming part of a handsome period terrace and enjoying a popular well connected location, close to both the city centre and neighbouring Portobello. The property is bursting with potential and benefits from private gardens to the front and rear.

-  1 bedroom
-  2 public room
-  1 bathroom
-  On-street free parking
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band - D



Description

The interior would now benefit from a degree of modernisation in places and briefly comprises: extensive entrance hallway with superb built-in storage, generously sized bay fronted reception room which benefits from a sunny south facing aspect and features ornate cornice work and focal fireplace, versatile dining/family room, kitchen fitted with a variety of base and wall mounted units, with coordinated wipe-clean worktops and direct access to the rear garden, spacious double bedroom with a quiet rear facing aspect over the back garden, box room/home office, and bathroom with three piece white suite, electric shower and splash screen. The property has excellent potential to re-configure into a two-bedroom home, subject to obtaining the necessary consents.



Extras

All floor coverings and light fittings will be included in the sale together with the washing machine, fridge and freezer.

Gardens and Parking

To the front of the house is a delightful lawned garden with vibrant planted beds, which enjoys a lovely south facing aspect towards Arthurs Seat. To the rear of the house is a further good sized area of private garden which exude a peaceful feel and offer a relaxing spot to enjoy outdoor eating and drinking in the warmer months. On-street parking is available to the front and on the neighbouring roads.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

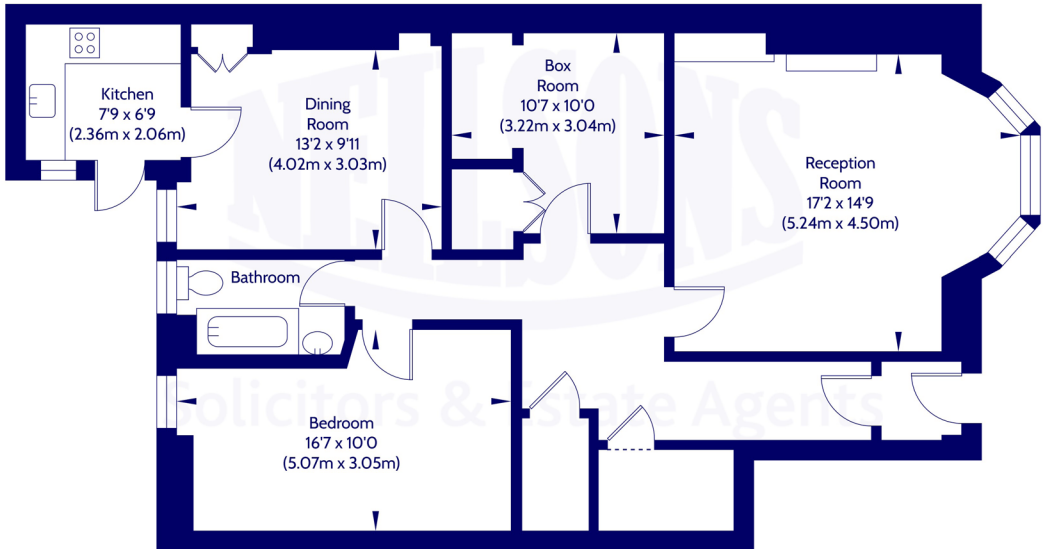
Inchview Terrace charming period terrace located in the popular and established district of Craigtinny, approximately two and a half miles east of Edinburgh City Centre. Local shops and services provide for day-to-day needs within easy walking distance of this property, with a choice of nearby supermarkets including Morrisons and Sainsburys. Excellent local bus services provide swift access to the city centre and surrounding areas. The delightful seaside area of Portobello, with its iconic promenade and beach, is close at hand, and is home to a great selection of cafes, pubs and boutique shops. Well-regarded local schooling is available from nursery to secondary level and a wide choice of sporting and recreational facilities can be found close by, including the new international-standard Meadowbank Sports Centre.





Approx. Gross Internal Floor Area 86.51 Sq M / 931 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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