










Fixed Price

£445,000

74 Wakefield Avenue

Craigtintny | Edinburgh | EH7 6TW

A fantastic opportunity has arisen to purchase this spacious detached bungalow with extensive private garden, driveway and garage, enjoying a superb location, resting on a substantial plot in the capitals desirable Craigtintny area. The property would now benefit from some modernisation/upgrading and has the potential to become a superb family home.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band – G



Description

In brief the accommodation comprises; entrance vestibule leading to welcoming hallway with extensive storage, light and airy bay windowed reception room, spacious bay windowed sitting room with stair case accessing upper floor, well proportioned dining kitchen with side door and access to bright and large sun room, well proportioned principal bedroom with fitted wardrobes and access to sun room, good sized double bedroom and shower room. Finally, the upstairs accommodation comprises; spacious upper landing which could be utilised as a study/office area with storage, two generously proportioned double bedrooms and bathroom with three-piece suite. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with cooker. N.B – The property will be sold as seen.

Gardens, Garage & Driveway

There is a good sized rear garden over three levels with great potential to create the perfect haven for children to play and outside dining/relaxing. To the front lies a good sized garden mainly laid to lawn with driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Craighentiny is a popular residential area located to the east of Edinburgh. There are good local shopping facilities, schooling for all ages, and regular bus services provide access to most parts of the city. A large Morrisons supermarket is a short walk away. Close by is Meadowbank Retail Park and the shops of Portobello High Street, while a little further afield is Asda at The Jewel and Fort Kinnaird with its selection of high street stores. Portobello beach and promenade is also within easy walking distance. Access to Edinburgh City Centre is found on all the major bus routes, with Ocean Terminal and the fashionable Shore area of Edinburgh also within easy reach.





Approx. Gross Internal Floor Area 156.67 Sq M / 1687 Sq Ft.



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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