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Fixed Price

**£440,000**

# 73 Vandeleur Avenue

Craigentinny | Edinburgh | EH7 6UQ

A charming stone fronted detached villa, located on a peaceful and established residential street in the capital's popular Craigentinny area. Well suited to the growing family, the property would now benefit from a degree of modernisation in places, offering a superb opportunity to create an individually designed family home, moments from neighbouring Portobello and within easy reach of the city centre.

-  3 bedroom
-  2 public room
-  2 bathroom
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- F



## Description

The internal accommodation briefly comprises: entrance hallway with built-in storage cupboard, rear facing reception room with feature timber stair leading to the upper level, focal fireplace and sliding doors opening out to a good sized conservatory, kitchen fitted with an excellent variety of base and wall mounted units, with tiling to splash areas, a range of integrated appliances and access to the side of the house, two further double bedrooms, and a convenient downstairs shower room. On the upper level there is a generous converted attic room, which enjoys a dual facing aspect and benefits from eaves storage and an en-suite bathroom.



## Extras

All floor coverings, blinds and integrated appliances will be included.

## Gardens, Garage & Driveway

To the front of the house is a lawned garden, peppered with a variety of shrubs and small trees. A driveway and single garage provide off-street parking. Located to the rear of the property and brimming with potential, is an enclosed west facing garden, which has been laid to low maintenance paving and features a garden shed which will be included.

## Viewing

By appointment through Neilsons (0131 625 2222).

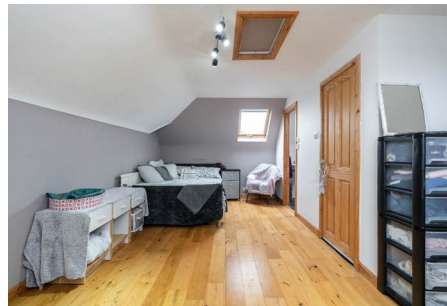






## Location

Craighentigny 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 113.3 Sq M / 1220 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.



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