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Offers Over

**£485,000**

## 37 Craigentinny Crescent

Craigentinny | Edinburgh | EH7 6QA

Rare opportunity to acquire this impressive five bedroom semi-detached bungalow, nestled into a quiet pocket of the sought-after Craigentinny district, near excellent local amenities and transport links. Boasting a single garage and generous garden space, the bright and spacious accommodation makes for an ideal family home.

-  5 beds
-  1 public
-  2 bathroom
-  Private gardens
-  Garage and driveway
-  EPC Band - C
-  Council Tax Band - E



## Description

Internally, the property is presented in a move-in condition whilst briefly comprising;

Ground Floor: entrance vestibule, open hallway, substantial living room with a gas fireplace and large windows with a rear aspect, open-plan kitchen/diner with Bi-fold doors onto the decking, included white goods, Velux skylight, double Belfast sink, tiling in splash areas a solid wooden worktop, lengthy utility room with garage and attic access, large double bedroom with a bay window, front-facing single bedroom flexible for a home study, and a partially-tiled bathroom suite with freestanding bath and heated towel rail.

First Floor: landing, three well-proportioned double bedrooms all with space for freestanding furniture and different configurations, lovely views of Arthur's Seat, sizeable eaves storage space, and fully-tiled shower room with dual-aspect Velux windows and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated dishwasher, freestanding cooker and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the front of the property is a well-kept front garden with a garage and monoblock driveway for secure off-street parking. At the rear is a full-width wooden deck overlooking the decent sized lawn and workshop. The workshop is supplied with power offering lots of potential whilst there is handy under-decking storage.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

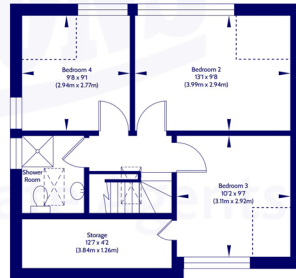
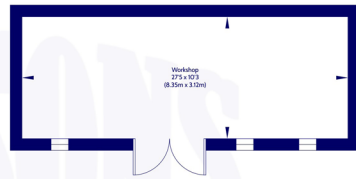
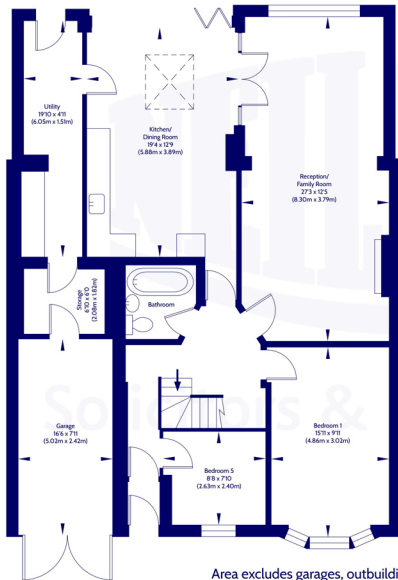
Craighentigny is a highly sought-after residential area of Edinburgh, which lies to the east of the City Centre. Adjoining Portobello offers a wealth of local amenities, sporting and recreational facilities, which include a swimming pool and leisure centre. Leith's Ocean Terminal, which has a multiplex cinema and a great variety of shops, are just a short bus or car journey away, as is Meadowbank Retail Park. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





## Ground Floor

Approx. Gross Internal Floor Area 143.51 Sq M / 1545 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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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