



30 Findlay Avenue

Craightinny, Edinburgh, EH7 6HB

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This main-door upper villa is situated within an established residential area of Craigentenny and offers two bedrooms, a spacious reception room, a kitchen, and a shower room, all presented with modern fixtures and fittings and mostly neutral décor. Externally, the home is accompanied by a private garden and a driveway for off-street parking.

The property's ground-floor front door opens to a staircase which takes you to a first-floor hall (with built-in storage), where neutral décor and a warm wood (?) floor set the tone for the attractive interiors to follow. Straight ahead, you step into a good-sized reception room, where a spacious footprint allows for various configurations of lounge and dining furniture, all arranged around a decorative feature brick fireplace surround with a display recess and a wood mantel. The sunny, southwest-facing living and dining room continues the presentation of the entrance area with the same pared-back décor and wood flooring. The kitchen is conveniently connected to the reception area and is fitted with stylish wall and base cabinets, spacious worktops, and chic metro-tiled splashbacks. A Range-style cooker (with a six-burner gas hob and an extractor hood overhead) is included, alongside a freestanding fridge/freezer and a washing machine.



Features

- Main-door upper villa in Craigentenny
- Well-presented, modern interiors
- Main-door ground-floor entrance and first-floor hall with storage
- Southwest-facing living/dining room
- Attractive fitted kitchen
- Two double bedrooms, both with built-in storage
- Bright three-piece shower room
- Attic space for storage / extra room conversion
- Private, well-maintained rear garden
- Private gated driveway
- Gas central heating and double glazing
- EPC Rating - C





“Main-door upper villa in
Craigtinny with well-presented,
modern interiors and two
double bedrooms”







The home's two double bedrooms are both tastefully styled in the same attractive décor and warm wood flooring and the preceding accommodation, and both are accompanied by excellent built-in storage, as well as offering plenty of space for freestanding furniture. Finally, a shower room completes the accommodation on offer and comprises a corner shower enclosure, a basin set into storage, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the villa boasts its own spacious and private rear garden, featuring well-kept lawns, a raised area that would be ideal for alfresco dining furniture and barbecues, gravelled sections, a large shed for storage, and a greenhouse.

Extras: All window coverings, light fittings, kitchen appliances, and living room bookshelves will be included in the sale.

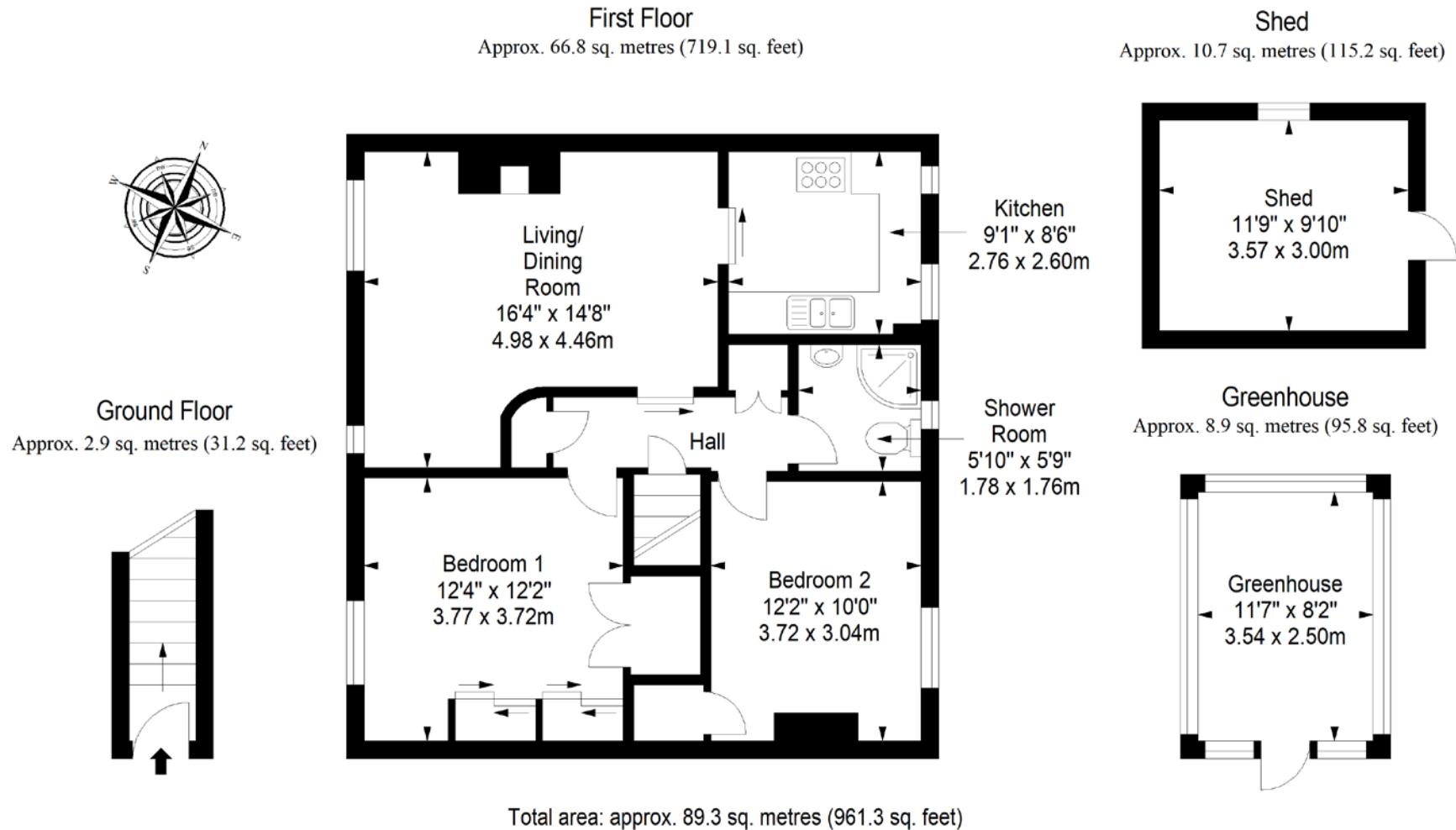
Craigentiny, Edinburgh

Lying north-east of Edinburgh, the suburb of Craigentiny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much-loved sandy seafront. The area is in easy reach of numerous well-stocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craigentiny Golf Course will no doubt appeal to golf enthusiasts. Craigentiny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.





Floorplan



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