



Craigentenny
72 Nantwich Drive
EH7 6RB



Detached Bungalow

Fixed Price £415,000

- Entrance vestibule & hallway
- Lounge
- Kitchen
- Conservatory
- 3 bedrooms
- Bathroom with shower
- Attic offering potential to extend - subject to planning
- Gas central heating
- Double glazing
- Driveway
- Gardens to front and rear
- Close to the beach & golf course

Viewing - by appointment please call Solicitors



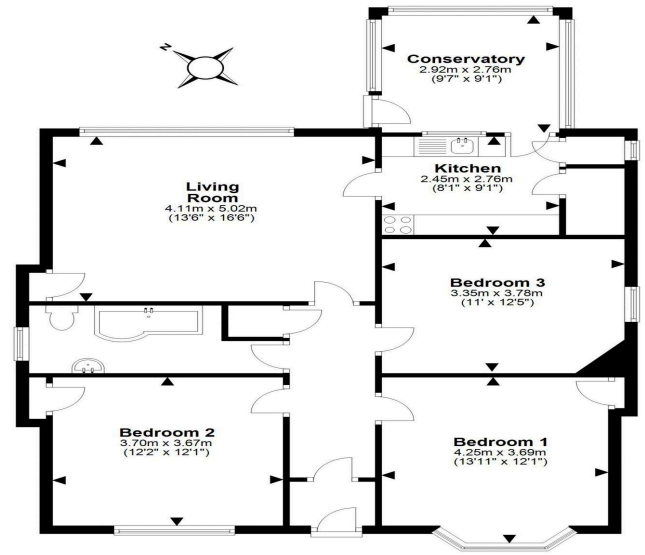






Craigentinny is a popular residential area to east of the City Centre and close to the beach at Portobello and Craigentinny Golf Course. Schooling is well represented from nursery to senior level and an efficient public transport network operates to other parts of the town and surrounding areas. For recreational facilities nearby Portobello boasts a sandy beach and a choice of independent shops, bars, bistros and cafes, Portobello Swim Centre. Shopping is available at nearby Portobello and Leith along with Fort Kinnaird Shopping Centre offering retail outlets, various restaurants and a multiplex cinema, is just a short drive away.

The property offers ideal family accommodation and in brief comprises- entrance vestibule and hallway with shelved cupboard. To the rear the spacious lounge has laminate flooring, fireplace and Edinburgh press. The kitchen is off the lounge and to the rear offering wall and base units, walk-in pantry and a further cupboard housing the boiler, hatch to the large part floored attic space via a Ramsay ladder offering potential to extend subject to planning and consents. The appliances included are the fridge, freezer, slot in gas cooker and automatic washing machine. Off the kitchen is a conservatory with access to the rear garden. Bedroom one is to the front with bay window and could be used as an additional public room, period style fireplace with tiled hearth and insert and Edinburgh press. There is a second bedroom also to the front with fireplace and Edinburgh press. The good-sized third bedroom is to the side of the property. Completing the property is the bathroom to the side with whirlpool bath incorporating a shower enclosure (pump no longer working for the whirlpool bath), W.C and wash hand basin.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

The well-maintained front garden with hedge has a central pathway and 2 areas of mature shrubs and mono-blocked driveway and access to the side and rear of the property. The mature rear garden with summerhouse also offers a selection of shrubs, lawn area and trees and looks out over Meadows Yard Local Nature Reserve.

EXTRAS

To include the aforementioned white goods in the kitchen along with the carpets and summerhouse (no warranties will be given).

OFFERS

A Fixed Price of £415,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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