



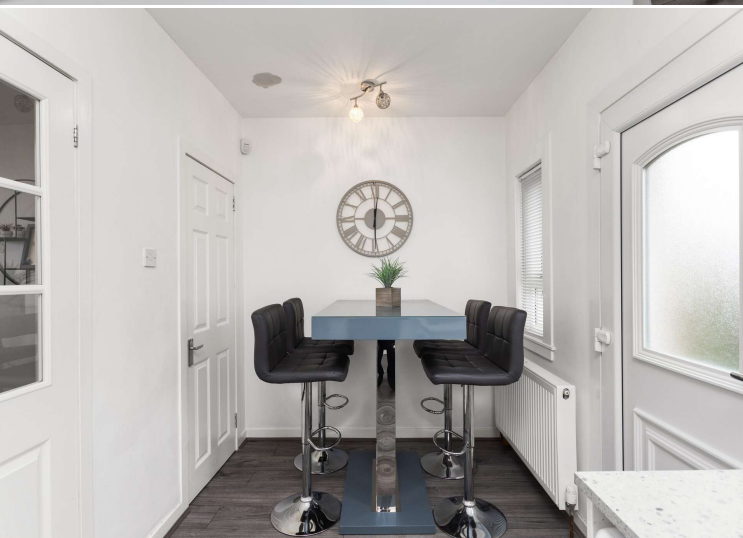
60 Findlay Gardens
Craigentinny, Edinburgh, EH7 6HQ





Lovely 2 bedroom terraced villa in popular Craigentenny, presented in move-in condition.

- Sitting room
- Kitchen/dining room
- 2 double bedrooms
- Bathroom with 3-piece suite
- Front & rear gardens
- Unrestricted on-street parking
- Ideal for first-time buyers
- Excellent location close to amenities
- Well presented & in move-in condition
- Gas central heating & double glazing



Offers Over: £225,000

EPC Rating: C

Council Tax: A

Tenure: Freehold

Further information can be found in the home report.

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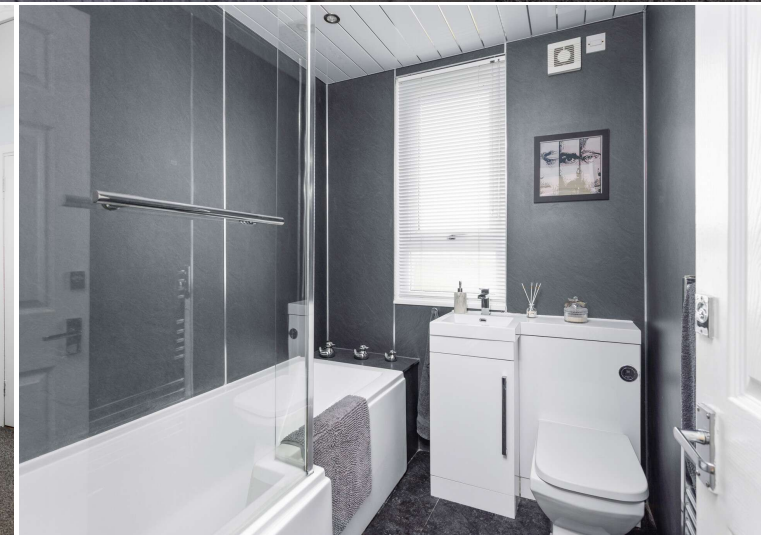
About the Property

Early viewing is recommended for this well presented 2 bedroom terraced villa in the popular Craigentenny area, east of the city.

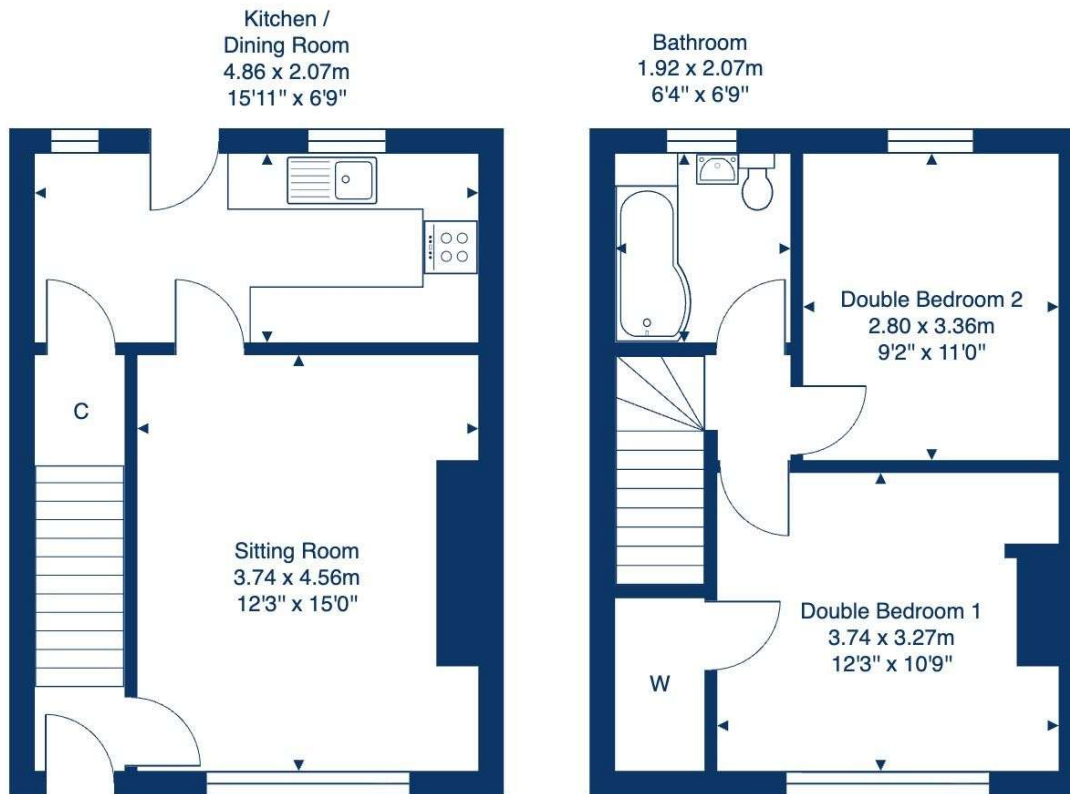
The bright and spacious accommodation is presented in move-in condition, and the property benefits from gas central heating and double glazing. Externally, there are private gardens to the front & rear, and on-street parking is available.

Extras

To include all fitted carpets & flooring, curtains, blinds, washing machine, fridge/freezer, dishwasher, oven, gas hob & cooker hood.



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Ground Floor

First Floor

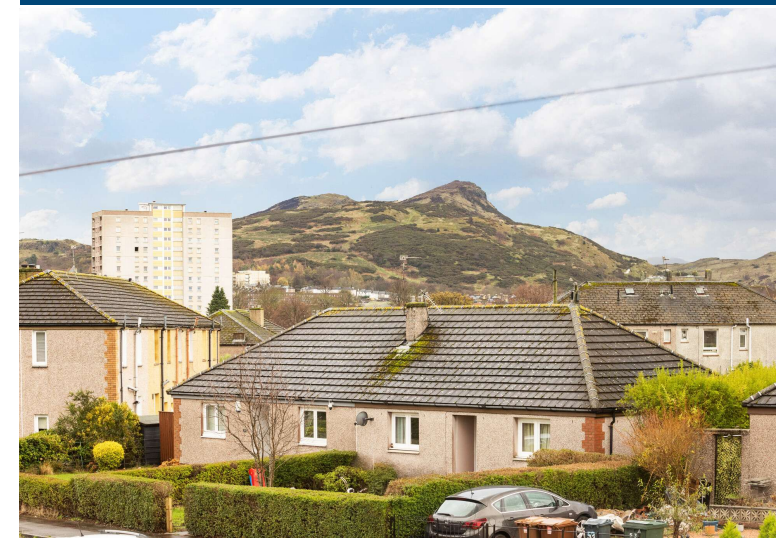
Total Area: 65.9 m² ... 709 ft²

All measurements are approximate and for display purposes only.



Location

Craigentiny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello. The area is in easy reach of numerous shopping facilities, including Meadowbank Shopping Park and Portobello's delightful selection of independent shops, cafes and eateries, and supermarkets. Craigentiny enjoys access to excellent transport links, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network, as well as the Edinburgh Royal Infirmary. Excellent state schools fall within the catchment area.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.