



18 Christiemiiler Avenue

CRAIGENTINNY | EDINBURGH | EH7 6ST



MURRAY
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18 Christiemiller Avenue is a beautifully presented townhouse with original period details such as elegant cornices and Edinburgh presses, as well as front and enclosed rear gardens. This spacious property benefits from flexible accommodation, a quiet location in a highly desirable part of town, and has an easy commute to the city centre as well as being close to Portobello and all it has to offer.

Entrance vestibule; welcoming hall; west facing living room with bay window and real flame gas fire with timber mantel piece; kitchen with a range of floor standing units with a granite worktop and splashback, wall mounted units and integrated appliances, a shelved pantry provides great storage; family room / dining room with views to the enclosed rear garden and timber mantel piece with cast iron and tiled surround; spacious and bright landing with large cupola and storage cupboards; double bedroom 1; double bedroom 2 with built-in-wardrobes; bedroom 3; family bathroom with a white three-piece suite comprising WC, wash hand basin and clawfoot bath with shower over, under floor heating.

Landscaped front and rear gardens with patios, lawn and mature borders providing an array of colourful plants throughout the year. The garden shed is included in the sale.

Unrestricted parking in the surrounding streets.

Gas Central Heating. Double glazing.

Extras

The integrated appliances include the oven, gas hob, fridge, freezer and dishwasher, which together with the washing machine are included in the sale. All other fixtures and fittings, including custom-made curtains and blinds, are also included in the sale. Whilst all are believed to be working as per Standard Clauses Edition 6 no warranties are given.

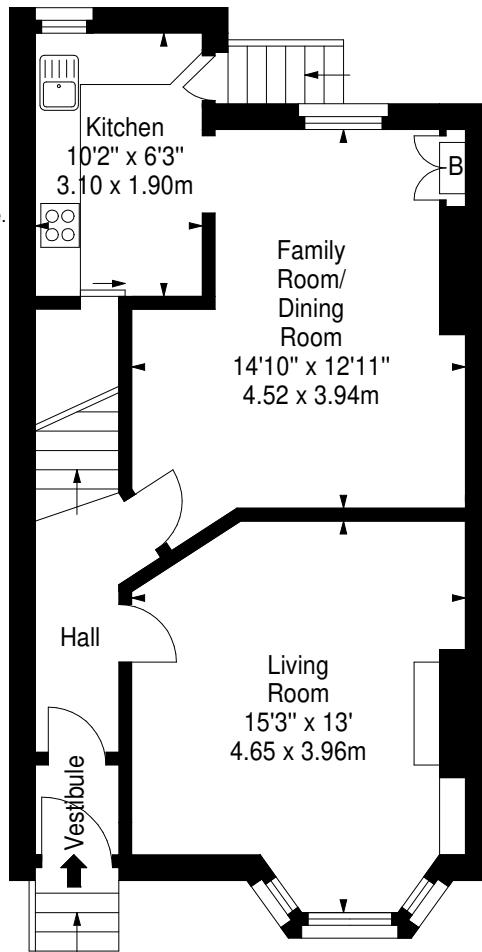




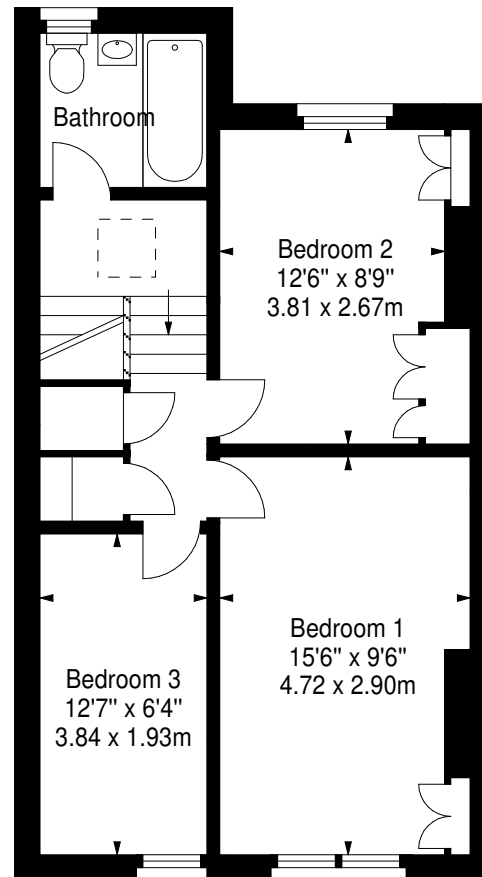
**Christiemiller Avenue,
Edinburgh,
Midlothian, EH7 6ST**



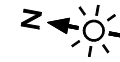
Approx. Gross Internal Area
1008 Sq Ft - 93.64 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Location

Christiemiller Avenue sits in the popular district of Craighentenny, a highly sought-after residential neighbourhood next to Portobello and within easy reach of the city centre. The area is served by an excellent range of local amenities including a wide selection of shops, bars and restaurants in Portobello and the property is a short drive to Fort Kinnaird Retail Park and the multitude of shops and leisure facilities it has to offer. Further recreational facilities include Portobello's fine beach and promenade as well as Arthurs' Seat and the wide-open spaces of Holyrood Park. Schooling is well presented, from nursery to senior level. There is good road access to the City Bypass and the main motorway network of central Scotland, and an excellent bus service connecting to the City Centre and other parts of Edinburgh is available from Moira Terrace.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.