



RALPH SAYER
SOLICITORS & ESTATE AGENTS

114 Craigentinny Road

Edinburgh EH7 6QJ

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Located in the popular residential area of Craigentinny, this detached chalet bungalow offers versatile family accommodation with 4 to 5 bedrooms. Situated close to local amenities, Craigentinny Golf Course and Portobello Beach (west), it provides an easy city commute with quick access to the A1 and Edinburgh City Bypass.

Set back behind a neat front garden and monobloc driveway, the home welcomes you through a practical entrance porch(a convenient place to discard coats) and into a bright, welcoming hallway. The heart of the house is the open-plan, dual-aspect lounge and kitchen. The impressive sleek, modern kitchen features quartz worktops, with a central island, offering a wine fridge and casual dining. Handleless cabinets deliver stylish hidden storage and fully integrated appliances. The lounge is bathed in natural light from a large picture window and includes a feature electric fireplace. Completing the ground floor is a generous main bedroom, a further double bedroom (currently used as a family/TV games room) featuring patio doors to the garden and a spacious family bathroom. Upstairs, are two additional double bedrooms and a convenient eaves storage cupboard on the landing, ensuring ample storage for the whole family. de extension adds a practical utility area with direct access to the south-facing rear garden. Another door from the kitchen leads to a versatile guest bedroom with en-suite shower and separate external access, currently used as a home office and dining room.

Gardens: A front garden with lawned area and monobloc driveway with electric charging point. The extensive rear garden is south-facing, mainly laid to lawn with paved patio seating area.

Home Report Value - £500,000



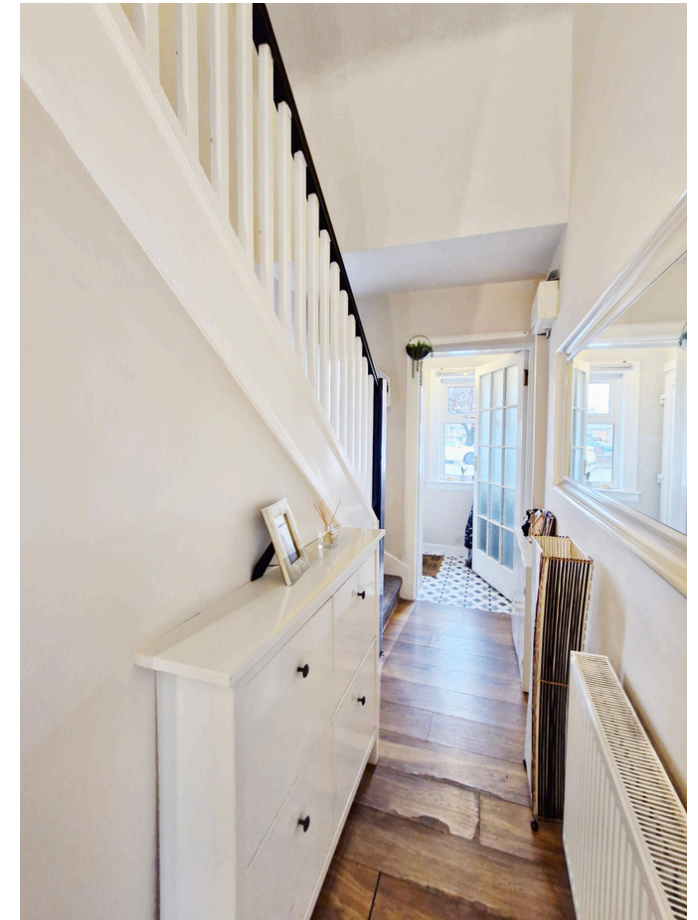






Detached chalet
bungalow, with versatile
family accommodation









Property Summary

- Detached chalet bungalow
- Open plan lounge & kitchen
- Sleek modern kitchen with quartz worktops & central island
- Utility
- Guest bedroom suite with shower room & separate external access
- Family /TV games room (double bedroom) with patio doors
- Main double bedroom
- First Floor - two further double bedrooms
- Family bathroom with marble tiled floor
- Front garden with monbloc driveway (electric charge point)
- Extensive south-facing rear garden, mainly laid to lawn
- EPC Rating - C | Council Tax Band - F

Extras: all fitted floor covering, blinds, light fittings and all integrated kitchen appliances, to be included in the sale.





CRAIGENTINNY GOLF COURSE



Craigentenny

Craigentenny is a popular residential area in a central location, less than two miles east of the city centre with the beaches of Portobello, 10 minutes from the property.

The immediate area offers excellent amenities and outdoor activities including Portobello beach, with swim/fitness centre and Turkish baths and the vast Holyrood Park and Arthurs Seat. Nearby Meadowbank offers a good range of local shops and Meadowbank Retail Park. A little further afield are the excellent shopping facilities of Fort Kinnaird.

For the active type-Meadowbank sports centre is close by and Craigentenny Golf Course is close by. Regular bus services run to the city centre and surrounding areas making this an ideal location.

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dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

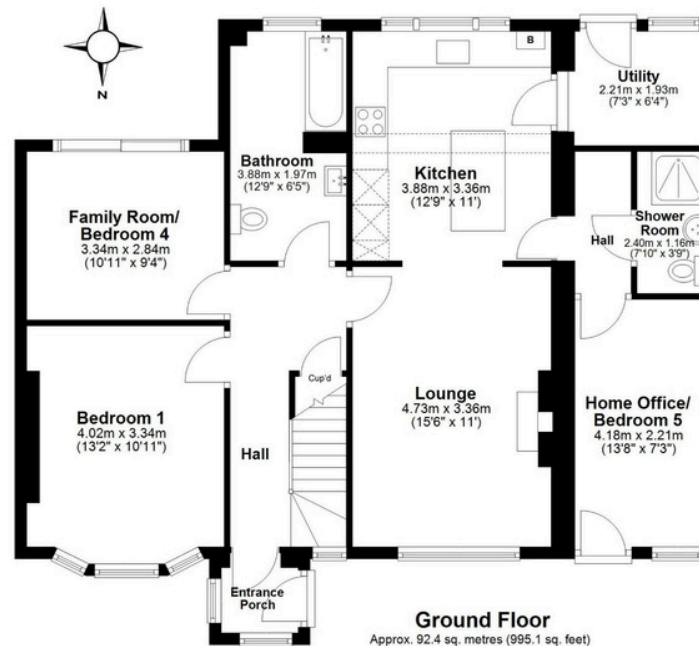


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total Area: approx.
130.4 sq.metres (1403.7 sq. feet)

