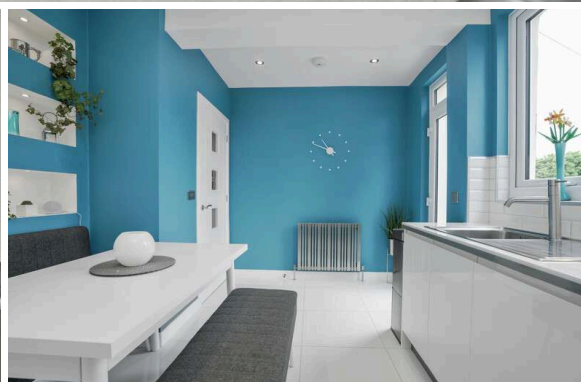




43A Findlay Avenue
CRAIGENTINNY | EDINBURGH | EH7 6EY


warners
solicitors & estate agents



43A Findlay Avenue

CRAIGENTINNY | EDINBURGH | EH7 6EY

Set on a quiet street in the heart of Craigentenny, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented and significantly extended main door lower villa. Completely renovated to the highest standard by the current owners the property boasts a new roof, front and rear gardens, large extension, garden room and is offered to the market in true move in luxury condition.

The accommodation comprises a welcoming entrance hallway, bright twin windowed lounge, exquisite dining kitchen with sumptuous units, dual aspect master bedroom with built-in mirrored wardrobes, two further well-proportioned bedrooms (one with further built-in mirrored wardrobe) and the flat is completed by a stunning bathroom with bath and separate shower. Externally the private rear garden offers a high degree of privacy and has a section of artificial turf, a paved area ideal for al fresco entertaining and enjoys a wonderful garden room.

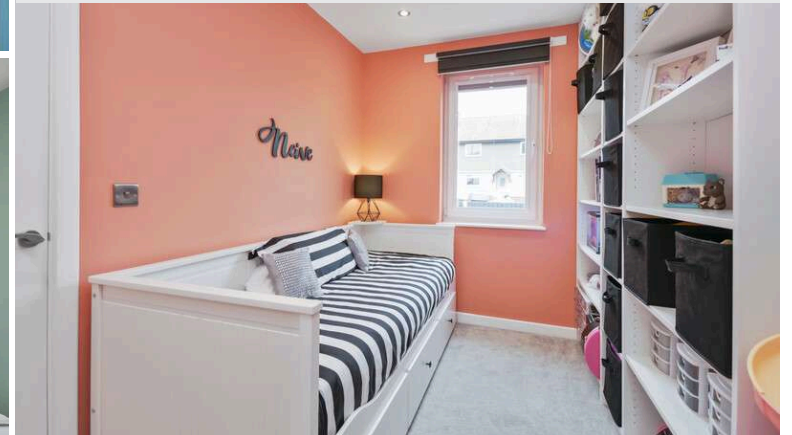
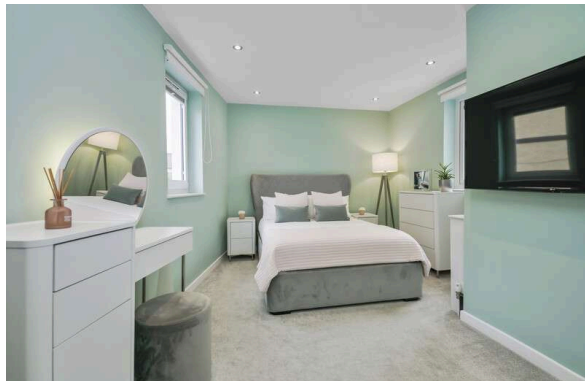
- Completely refurbished main door lower villa
- Significantly extended
- welcoming hallway
- Bright lounge
- Luxury dining kitchen
- Three well-proportioned bedrooms
- Exquisite bathroom
- Private garden
- Stylish garden room

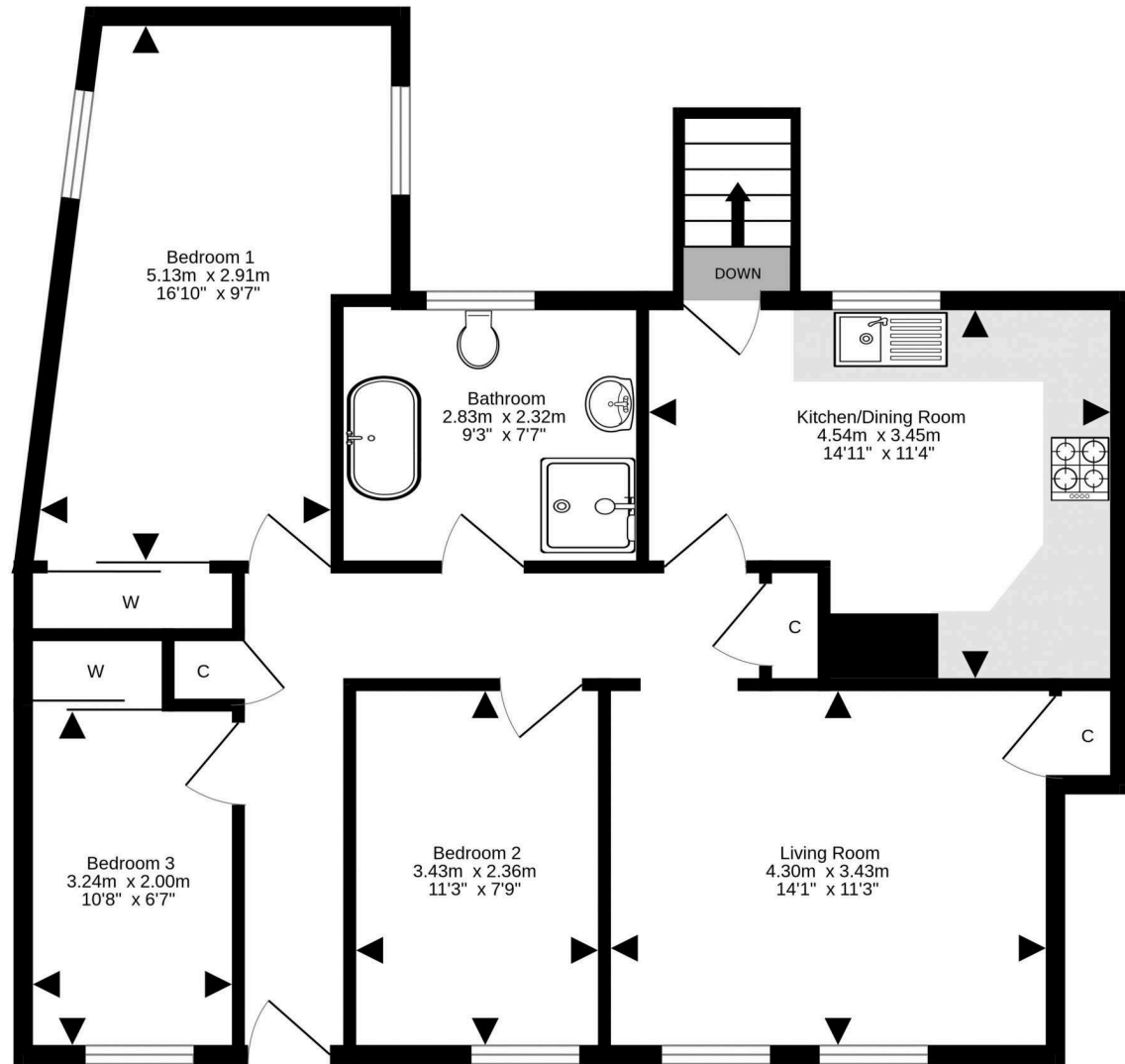
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All white goods including Indesit washing machine, both Hotpoint dishwasher & fridge freezer and Smeg double oven & ceramic hob will be included in the sale along with radiator covers in the hallway and all curtains & blinds. EPC:

Craightonny is a popular residential area of Edinburgh with its own Golf Course, lying to the east of the City Centre. 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, whilst the A1, City Bypass and Brunstane Railway Station are also within easy reach. The neighbouring seaside suburb of Portobello boasts a white sandy beach and outstanding independent shops and cafes. For sport and fitness enthusiasts, there are classes on the beach and the Portobello Swim Centre offers swimming facilities, a well-equipped gym and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024

