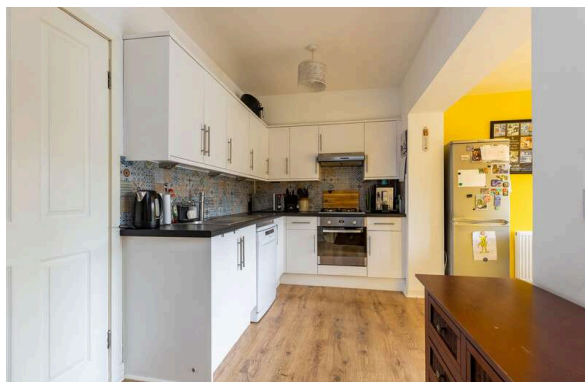




39 Findlay Gardens  
CRAIGENTINNY | EDINBURGH | EH7 6HG

  
**warners**  
solicitors & estate agents



## 39 Findlay Gardens

CRAIGENTINNY | EDINBURGH | EH7 6HG

Well presented three bedroom End terraced home, set in the popular Craigentinny area less than 3 miles from the city centre. This immaculate family home is presented to the market in excellent order throughout and provides comfortable and light filled space and comes complete with an enclosed sunny gardens, with a patio, shed and lawn. This stunning home comprises welcoming entrance hallway, spacious living room, downstairs wc, bright and spacious dining kitchen with patio doors to the rear garden and currently with fridge/freezer, gas hob, oven and fan and a dishwasher. There are three well proportioned bedrooms, two upstairs and one downstairs, the master bedroom with a walk in wardrobe and the second bedroom with stunning views of Arthur's Seat. Completing the accommodation is the bathroom with double waterfall shower over the bath and a heated towel rail. Externally there are front and rear enclosed gardens and a front driveway. The property also benefits from gas central heating, double glazing and ample on street parking. Early viewing is essential to fully appreciate this well presented home.

- Entrance Hall
- Spacious living room
- Beautiful dining kitchen with patio doors
- Three Bedrooms, with storage
- Family bathroom
- Driveway and ample on street parking
- Gas central heating & double glazing
- Beautifully tended enclosed front and rear gardens

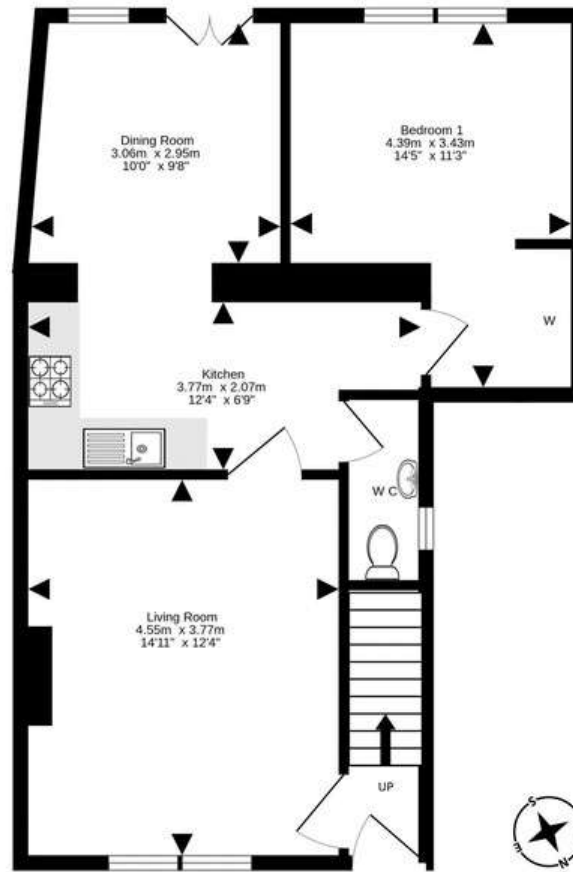
All light fittings (not shades), as well as the integrated kitchen appliances will be included in the sale of the property. The washing machine and dishwasher are available through separate negotiation.  
EPC C

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

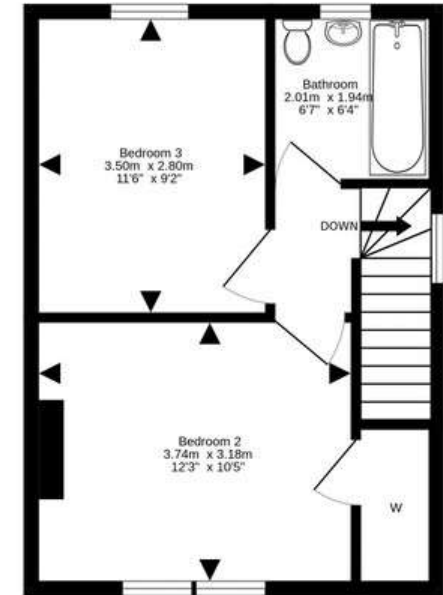


Craightinny is a popular residential area of Edinburgh with its own Golf Course, lying to the east of the City Centre. Schooling is well represented from nursery to senior level and an efficient public transport network operates to other parts of the town and surrounding areas, whilst the A1, City Bypass 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 cafés, and a multiplex cinema, is just a short drive away.





Ground Floor



1st Floor

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.  
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