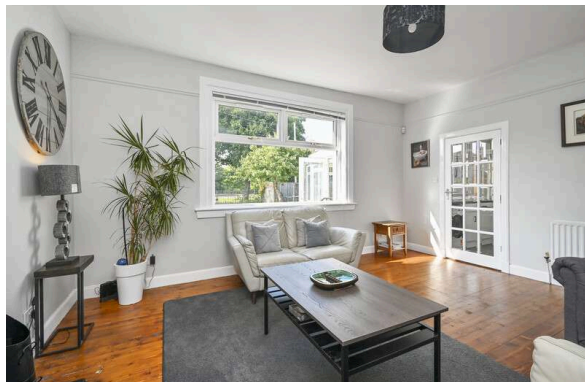




83 Craigentenny Avenue
CRAIGENTENNY | EDINBURGH | EH7 6RJ


warners
solicitors & estate agents



83 Craigentinny Avenue, CRAIGENTINNY | EDINBURGH | EH7 6RJ

Warners is pleased to present this immaculate detached family bungalow to the market. Situated with well-maintained gardens to the front, side, and rear, the property boasts a desirable location backing onto Craigentinny Golf Course. Additionally, the property features a gated, mono-blocked driveway with ample space for multiple cars and a double garage/workshop.

Upon entering, you are welcomed by a vestibule and hallway with a storage cupboard and access to the floored attic. The living room is positioned at the rear of the bungalow, offering a large window with views of the garden and golf course. The room's centrepiece is a stylish wood-burning stove. Adjacent to the living room, the kitchen provides a range of wall and base units, with enough space for a small bistro table and chairs. At the rear, a conservatory, complete with window and ceiling blinds, two radiators, a tiled floor, and French doors, opens directly to the meticulously manicured gardens.

At the front of the property are two bedrooms, each featuring storage cupboards, with one also having a bay window. The third bedroom, located on the side, is another well-sized room. The accommodation is completed by a luxurious shower room, fully tiled and equipped with a trough-style sink with storage underneath, a W/C, a wash hand basin, a bidet, and a spacious walk-in shower with a power shower.

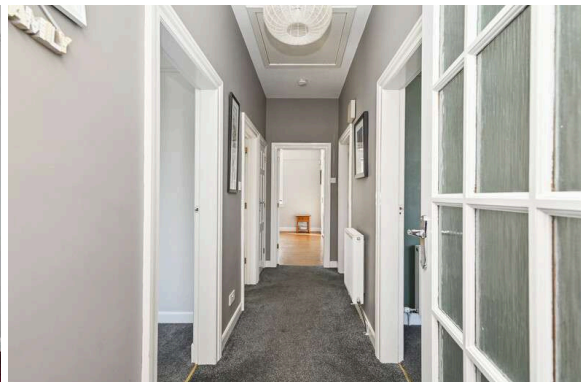
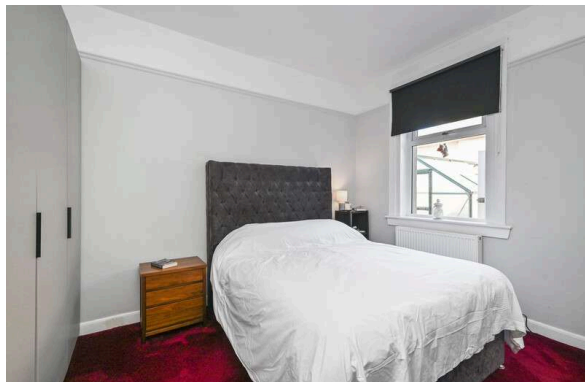
- Desirable Location: Backs onto Craigentinny Golf Course with scenic views.
- Spacious Gardens: Well-maintained front, side, and rear gardens with patio areas.
- Ample Parking: Gated driveway for multiple cars and a double garage/workshop.
- Charming Features: Wood-burning stove and conservatory with garden access.
- Three Bedrooms: Well-sized rooms with storage, plus a luxurious shower room.

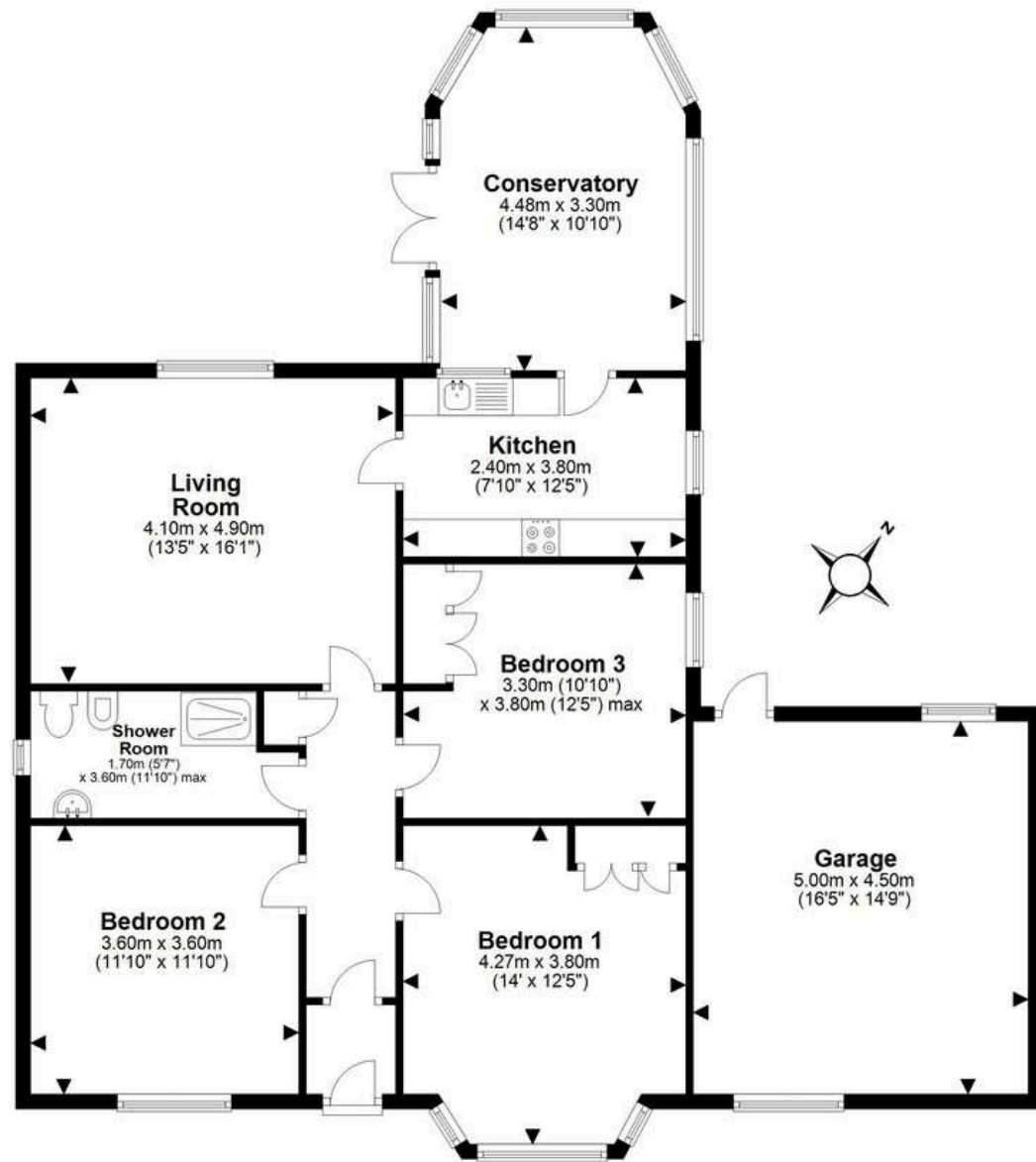
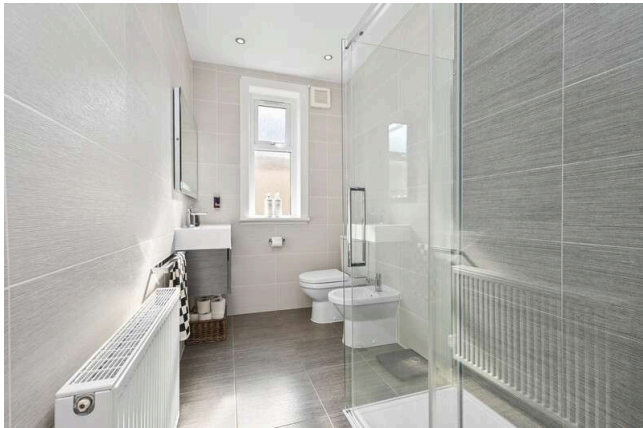
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, oven, hob, fridge freezer included. EPC Rating tbc.

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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.