



132 Craigentenny Avenue
CRAIGENTENNY | EDINBURGH | EH7 6RG


warners
solicitors & estate agents





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Located in the sought-after Craigentenny area of Edinburgh, this detached bungalow offering flexible accommodation to four bedrooms and a comfortable and convenient living space. The property features a spacious living room with gas fire and fireplace and doors to the conservatory, currently being utilised as a dining room. Also accessed from the living room is the well appointed kitchen fitted with floor and wall units and integrated appliances, and giving access to the rear garden. The lower level also houses two generously-sized bedrooms, and a third room which can be utilised in a number of ways and gives access via a fixed staircase to the upper level, and a contemporary bathroom with separate shower cubicle completes the lower level. Ascending to the upper level of the bungalow, you will discover a bright and spacious dual aspect double bedroom with en-suite shower room and eves storage. The property is beautifully presented and further benefits from fantastic storage options throughout, gas central heating and double glazing and externally, a long driveway to the side, a detached garage which is accessed from the sunny east facing enclosed garden which is laid to lawn with patio seating areas.

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





- Beautifully presented detached bungalow
- Flexible accommodation to four bedrooms
- Large living room with access to kitchen and conservatory
- Conservatory with access to private rear garden
- Kitchen fitted with floor and wall units and integrated appliances
- Contemporary bathroom with separate mains shower cubicle
- Front facing bedroom with fitted wardrobes and drawer units
- Further front facing bedroom
- Dining room/third bedroom/dressing room with fitted staircase to upper level
- Dual aspect principal bedroom on upper level with en-suite shower room
- Fantastic storage options including eaves storage
- Gas central heating and double glazing
- Private front and rear gardens, east facing enclosed rear garden with patio areas
- Long driveway
- Detached garage

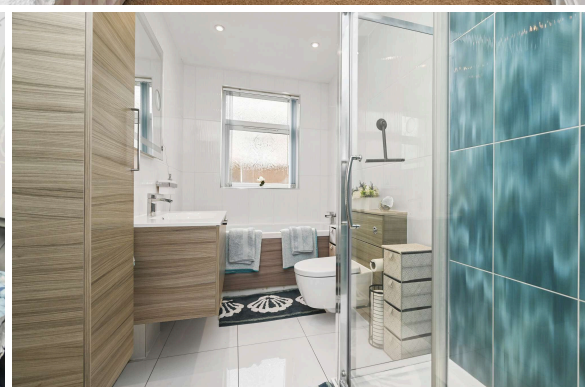
EPC Rating D

Council Tax Band F

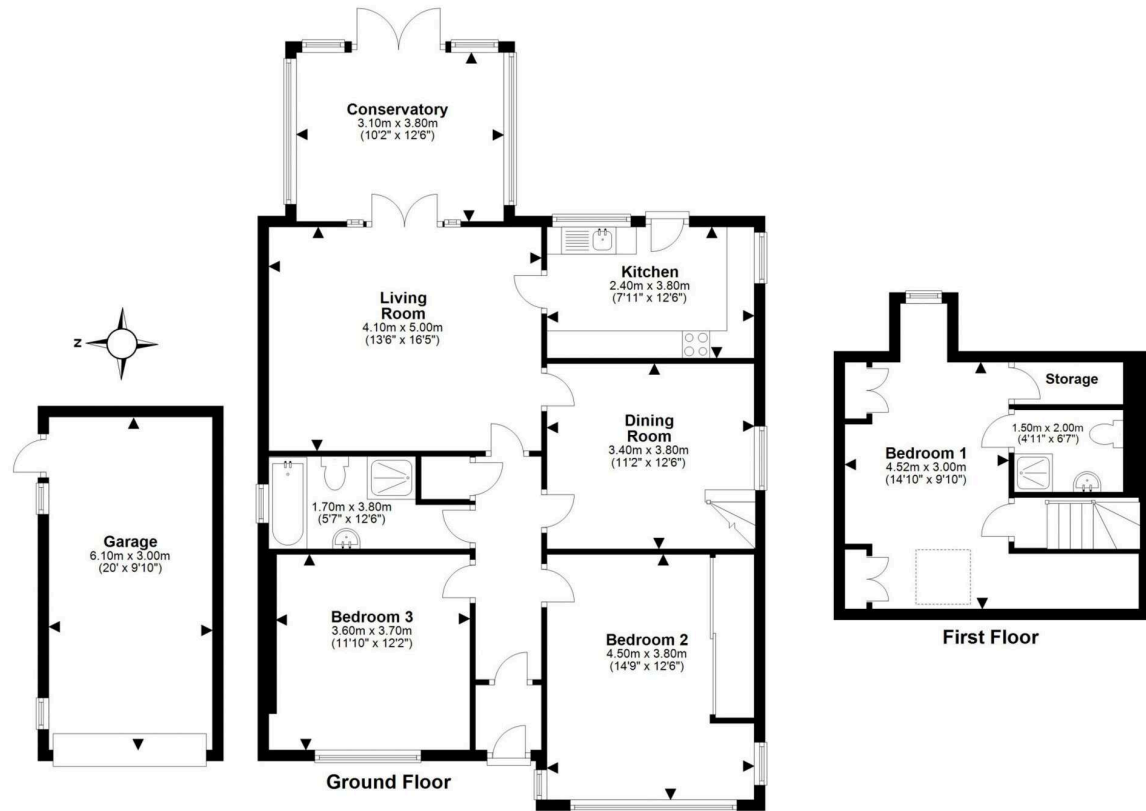
Extras include all wardrobes, carpets, blinds, fridge/freezer, dishwasher, washing machine, microwave, sideboard and book shelf units in garage, water feature and some garden raised containers with flowers.



Craighentinny 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.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.