



44 Findlay Gardens
CRAIGENTINNY | EH7 6HG


warners
solicitors & estate agents



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Warners are delighted to present to market this beautifully presented two-bedroom end terraced villa nestled in the popular residential district of Craigentinny, offering excellent local amenities and convenient commuter links. Presented to the market in true walk in condition and boasting views over Craigentinny golf course and Arthurs seat, this is an ideal home for young professionals or small family.

Externally, the property benefits from a private front garden with low-maintenance artificial grass, complemented by a side pathway leading to the expansive, south-facing rear garden. Fully enclosed for privacy, the rear garden features artificial grass and a spacious decked area, creating the perfect setting for al fresco dining and outdoor entertaining. Additionally, a charming summerhouse, currently utilized as a garden pub, offers a versatile space that could easily be transformed into a home office or relaxation retreat. The property further benefits from gas central heating, double glazing and unrestricted street parking is available. Early viewing is highly recommended!

In brief, the property comprises:

- Welcoming entrance hall
- Generously proportioned lounge, offering a comfortable living space with floating feature electric fireplace, giving the space a cosy focal point, the perfect place to relax and unwind
- Stylish modern dining kitchen with storage cupboard and gives direct access to the rear garden
- Two double bedrooms
- Contemporary bathroom with a sleek white three-piece suite and shower over bath
- Gas central heating and double glazing
- Unrestricted on-street parking is available within the surrounding area
- Expansive landscaped low maintenance front and south facing rear garden
- Large summerhouse with power and lighting
- Gas central heating and double glazing
- Unrestricted street parking available

This charming home offers a fantastic opportunity to acquire a stylish and well-located property in a sought-after area.

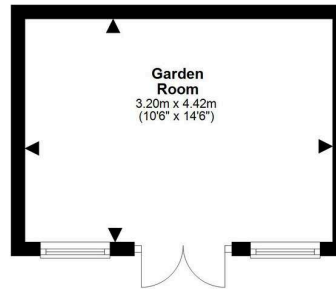
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



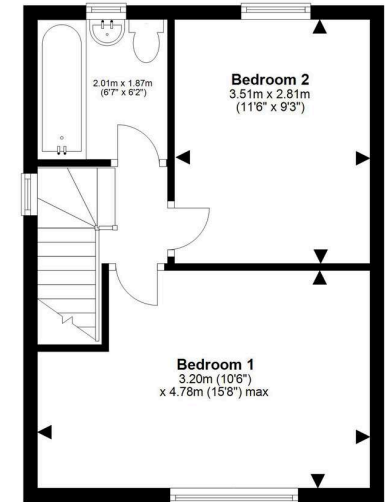
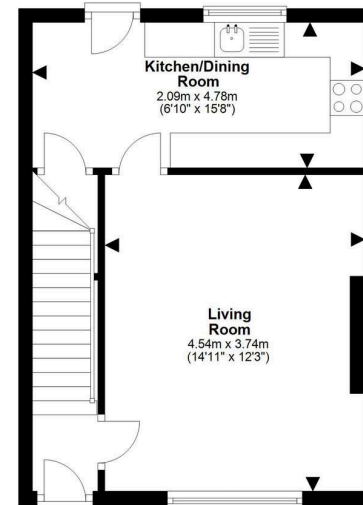
All integrated appliances will be included in the sale of the property along with all blinds, light fittings and TV bracket. Other items available with separate negotiation : EPC: C | CT: A

Craigentinny 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



First Floor

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.