



99 Craigentinny Avenue
CRAIGENTINNY | EDINBURGH | EH7 6RH


warner's
solicitors & estate agents



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This exceptionally spacious and beautifully presented two-bedroom detached bungalow is located in the sought-after area of Craigentinny, just east of Edinburgh city centre. With excellent public transport links and easy access to the A1 and city bypass, it's perfect for first-time buyers, young families, or downsizers.

A welcoming entrance hallway leads to a bright and versatile open-plan living and dining space, enhanced by three large dual-aspect windows and French doors to the rear garden. The well-appointed U-shaped kitchen offers ample storage and quality appliances, with a separate utility room discreetly housing laundry facilities.

Both double bedrooms provide generous space, with the master featuring an elegant bay window and the second offering extensive built-in storage. A sleek tiled bathroom includes a white three-piece suite with a shower over bath.

Externally, a garage and driveway provide off-street parking, while the large rear garden, with lawn, flower beds, and a patio, offers an enclosed space for children and pets. A powered garden room is ideal as a home gym, office, or summer house. The sizeable plot also presents potential for extension, subject to planning.

- Spacious 2-bed bungalow in a prime location.
- Excellent transport links to city & beyond.
- Bright open-plan living with garden access.
- Modern kitchen & utility with quality appliances.
- Generous bedrooms with great storage.
- Large garden, garage & extension potential.

EPC rating D, Council Tax Band F

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



All curtains, blinds, fridge, washing machine, dishwasher and oven will be included in the sale.

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 cafes, and a multiplex cinema, is just a short drive away.



