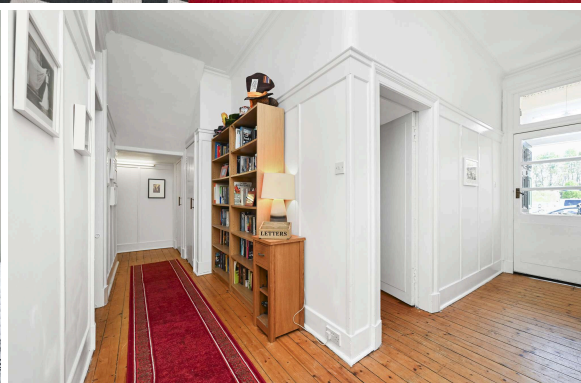




29 Inchview Terrace
CRAIGENTINNY | EDINBURGH | EH7 6UA


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Rarely available three-bedroom lower villa with private front and rear gardens, enjoying a delightful setting in the sought after area of Craigentenny, a popular residential area around two miles to the East of the city centre. This appealing property offers comfortable and well-planned accommodation on one level, ideal for a couple or family, and may also be of interest to retirees and those looking to downsize to a ground floor property. The living room features a large bay window, fireplace-with gas fire and has space to accommodate dining. The hallway has two cupboards and a box room/home office which leads to the spacious dining kitchen which also boasts a utility room. The kitchen and utility currently comprise a gas hob, oven and fan, dining area, fridge/freezer, dishwasher, washing machine and pulley. There are three well-proportioned bedrooms and the accommodation is completed by a bathroom with a shower over the bath and a heated towel rail. Further benefits on offer include double glazing, gas central heating, front and rear gardens made up of a shed, lawn and patio and there is ample unrestricted on street parking.

- Entrance Hall
- Spacious and traditional living room
- Fitted Dining kitchen with utility
- Three Bedrooms
- Bathroom
- Double glazing & Gas central heating
- Front and Rear Gardens
- Unrestricted on street parking
- Council Tax band E
- Energy rating band C

There is no Factor associated with the property.

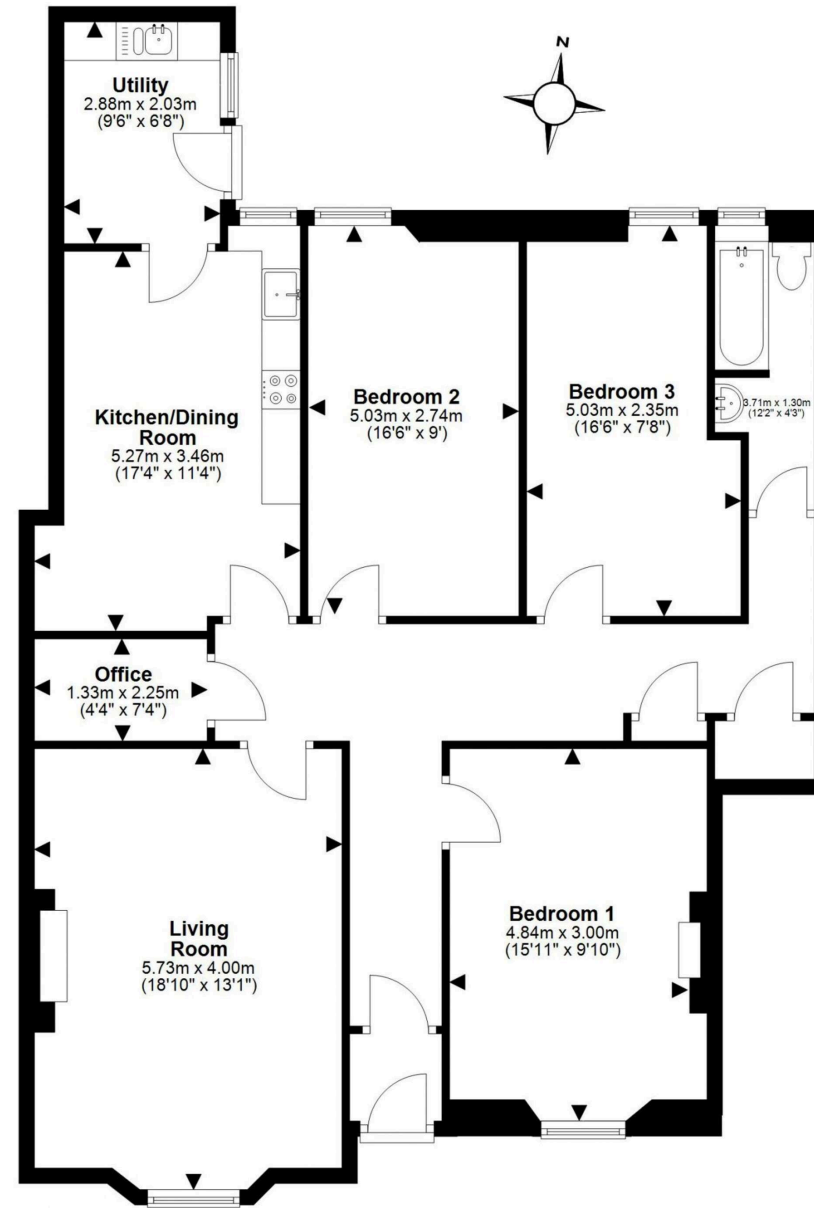
Extras: all blinds, curtains, fridge/freezer, dishwasher and washer/drier will be included.

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



Craighentinn 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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc