



43 Craigentenny Avenue  
CRAIGENTINNY | EDINBURGH | EH7 6PU

  
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## 43 Craigentinny Avenue

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A seldom available opportunity has arisen to acquire this impressive four-bedroom, semi-detached bungalow boasting a large, private rear garden, and situated in the sought-after Craigentinny district, just east of Edinburgh's city centre.

This stunning home has been tastefully decorated throughout and is presented to the market in move-in condition. The living room forms the main public space in the property, and this leads naturally through to the dining area which is flooded with an abundance of natural light. From here, French doors open out to the large, well-maintained private rear garden which includes a delightful patio area, ideal for enjoying the best of the summer weather.

The principal bedroom benefits from plenty of integral wardrobe storage, and the second bedroom boasts a stylish ensuite shower room. The two further bedrooms are both well-sized doubles, with either room having the potential to be alternatively employed as an ideal home office, study or gym giving the property a great degree of flexibility.

Offering immense appeal to anyone looking for a family home within reach of Edinburgh's city centre, early viewing is essential to appreciate everything that this outstanding home has to offer.

- Living room
- Bedroom with ensuite bathroom
- Three further double bedrooms
- Kitchen
- Family bathroom
- Extensive floored attic space
- Front garden
- Large rear garden with patio area
- Driveway
- Council tax band E
- Energy Rating Band D

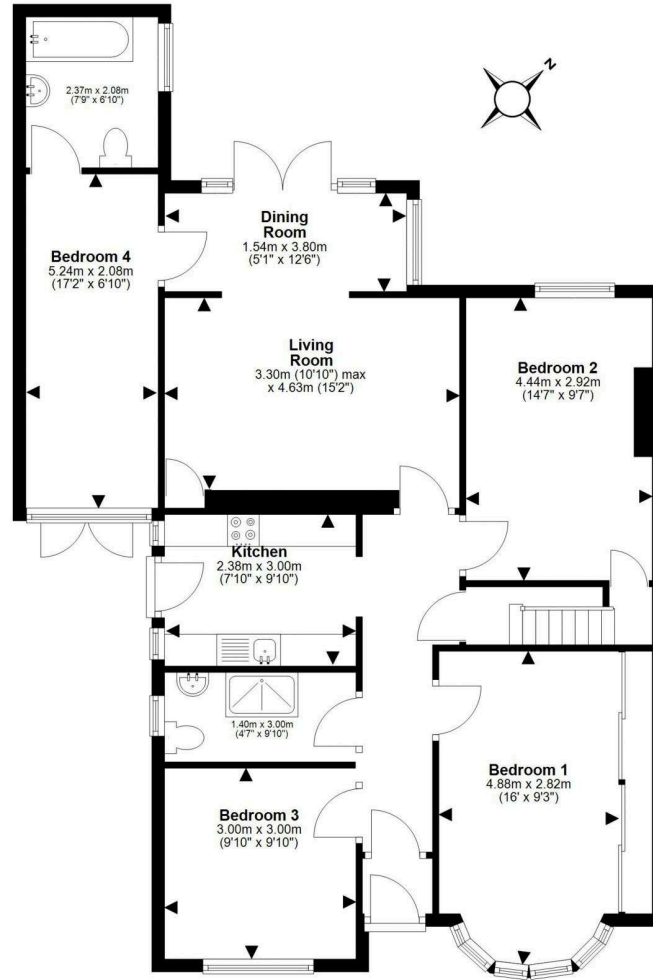
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras: curtains, blinds, and integrated oven and hob will be included.

Craighentenny 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.





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.

