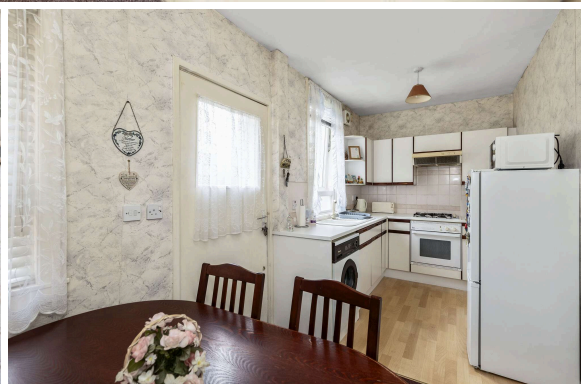
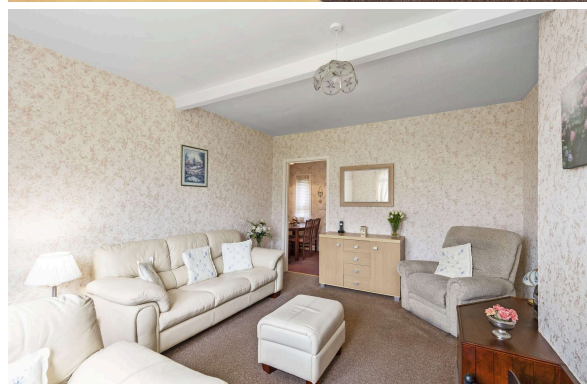




4 Findlay Gardens
CRAIGENTINNY | EDINBURGH | EH7 6HG


warner's
solicitors & estate agents



4 Findlay Gardens

CRAIGENTINNY | EDINBURGH | EH7 6HG

Well-presented two-bedroom terraced home, set in the popular Craigentinny area less than 3 miles from the city centre. This immaculate family home is presented to the market and provides comfortable and light filled space and comes complete with enclosed front and back sunny gardens, with a patio, shed and lawn. This property would make a great family home and comprises welcoming entrance hallway, spacious living room with electric fire, bright and spacious dining kitchen with access to the rear garden and currently comprising a fridge/freezer, gas hob, oven and fan, washing machine, and dining area. Upstairs there are two well-proportioned bedrooms, both with built in storage and one with a walk-in wardrobe. Completing the accommodation is the bathroom with shower over the bath. Externally there are front and rear enclosed gardens and the property also benefits from gas central heating, double glazing and ample on street parking. Early viewing is essential to fully appreciate this well presented home.

- Entrance Hall
- Spacious living room
- Dining kitchen with access outside
- Two Bedrooms, with storage
- Family bathroom
- Ample on street parking
- Gas central heating & double glazing
- Beautifully tended enclosed front and rear gardens

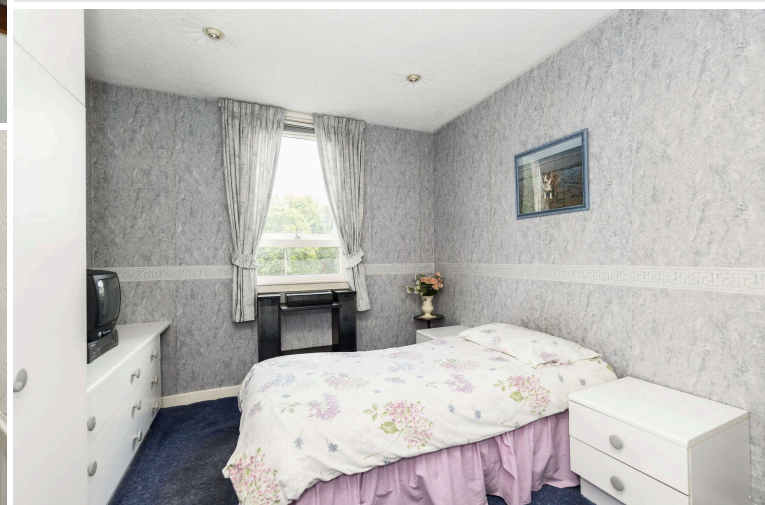
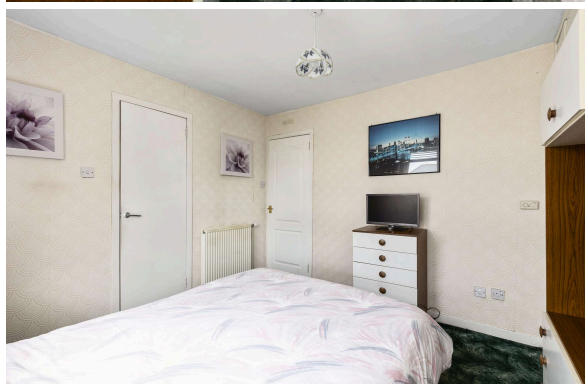
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

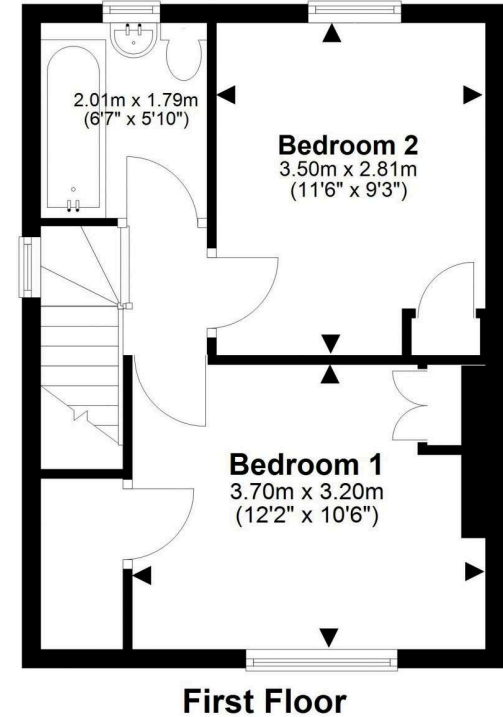
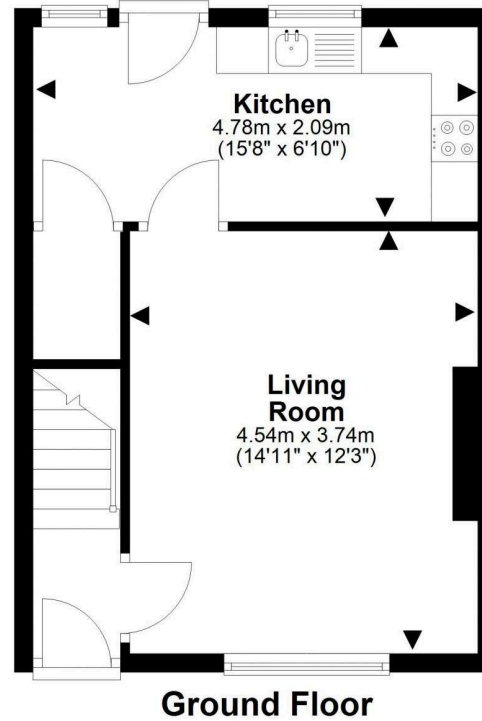


Craightonny is a popular residential area of Edinburgh, which lies to the east of the City Centre. Adjoining Portobello offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. Leith and Ocean Terminal, which has a multiplex cinema and a great variety of shops, are just a short bus or car journey away, as is Meadowbank Retail Park. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax band A. There is no factor associated with this property.

Extras included in this sale are all blinds, curtains, cooker, and electric fire





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.