



69 Craigentenny Avenue,  
CRAIGENTENNY | EDINBURGH | EH7 6PU

  
**warners**  
solicitors & estate agents





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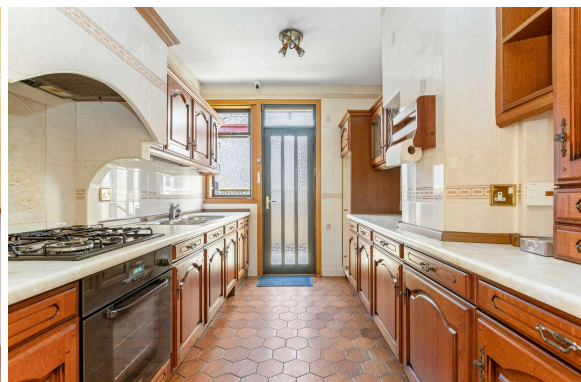
Set on a generous plot, within close proximity to Portobello beach is this three-bedroom detached bungalow with private front and back gardens and driveway. The property would make an ideal family home in a highly sought-after location.

The accommodation in need of some modernisation comprises welcoming entrance hallway, spacious living room, dining room, kitchen that currently comprises a gas hob, oven and fan and gives access outside. There are also three well-proportioned bedrooms and completing the accommodation is the shower room with shower, WC and a heated towel rail. Externally there is fully enclosed front and rear gardens made up of a patio, shed, mature fruit trees and there is a large driveway to the front.

The property also benefits from gas central heating and double glazing. Early viewing is highly recommended.

- Generous plot
- Close to Portobello
- Three Bedroom Detached house
- Welcoming hallway
- Spacious living room
- Fitted kitchen and separate dining room
- Shower room
- Front and Rear gardens and driveway

Energy Rating D, Council Tax Band F.



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





All fixtures, fittings, blinds and kitchen appliances will be included in the sale.

Craigentinny is a popular residential area of Edinburgh 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.

