



41 Nantwich Drive
CRAIGENTINNY | EDINBURGH | EH7 6RA

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Nestled at the end of a quiet cul de sac in Craigentinny, this impressive extended bungalow offers a rare combination of spacious contemporary living and an exceptional plot extending to around one third of an acre. Approached via a smart pavestone driveway leading to the garage, the property immediately conveys a sense of privacy and quality. Inside, the home opens into a bright and welcoming lounge (with option to use as a fourth bedroom), complete with a feature fireplace that creates an inviting focal point. The space flows naturally towards the heart of the home: a superb open plan family and dining room. This extended area is bathed in natural light and features striking bi folding doors that open directly onto a raised decking area, offering seamless indoor outdoor living ideal for entertaining or relaxing.

The modern kitchen is beautifully designed with a central island and a range cooker, providing an excellent workspace for those who enjoy cooking and hosting. A practical utility room sits adjacent, ensuring a tidy and efficient layout for everyday living. The ground floor also hosts a selection of versatile bedrooms and well planned accommodation that can easily be adapted to suit a variety of family needs. Upstairs, the principal bedroom offers generous proportions and a peaceful aspect over the expansive garden grounds.

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The plot itself is a standout feature, offering remarkable outdoor space that is increasingly rare in the city. The vast rear garden stretches across approximately one third of an acre and presents enormous scope for landscaping, recreation, or potential development subject to the relevant consents. Its size and privacy make it an exceptional setting for a family home.

Situated within the well regarded district of Craigentinny, the property enjoys easy access to local amenities, schools, parks, and transport links. Its quiet location enhances the sense of retreat while remaining conveniently placed for travel into central Edinburgh and beyond. This impressive home represents a superb opportunity to acquire a substantial property with significant potential in a sought after location.

- Quiet cul-de-sac setting in a sought-after Craigentinny location
- Striking extended layout with bright lounge/bedroom 4 and feature fireplace
- Large family/dining room with bi-fold doors to raised decking
- Contemporary kitchen with island and range cooker
- Pavestone driveway, garage and excellent kerb appeal
- Exceptional rear garden of around one third of an acre with development potential
- Substantial greenhouse

Extras included in the sale are all blinds, curtains and the greenhouse. Some items of furniture may be available by separate negotiation.

Energy rating D. Council Tax Band F.



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





