



4 Pennywell Cottages, Edinburgh, EH4 4JH

Description

End terraced bungalow occupying a generous plot with private gardens to the front, side and rear. The property is needing renovated but could offer excellent potential. It has gas central heating with a combi boiler and double glazing.

The accommodation comprises:

- Vestibule
- Entrance hall
- Front facing living room with decorative fire surround and shelved Edinburgh press
- Rear facing double bedroom
- Bedroom 2 / dining room
- Fitted kitchen
- Conservatory to the side with westerly aspect
- The bathroom is fitted with a pedestal wash basin, WC and bath with main pressure shower over



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

The property is located in the West Granton area and is situated within the North of Edinburgh adjacent to Davidson's Mains and close to Cramond. There is a Tesco store in nearby Davidsons Mains along with a range of local shops on the main street, a Morrison's nearby at Waterfront Broadway. Further shopping can be found at Craighleith Retail Park or Ocean's Terminal. The City Centre is within easy commuting distance, with a frequent local bus service. Leisure facilities in the area include Silverknowes Golf Club, The Village Gym and Ainslie Park Leisure Centre. Many pleasant walks can also be found on the seafront, which is only a short walk from the property. There are excellent schools available locally.

Gardens and parking

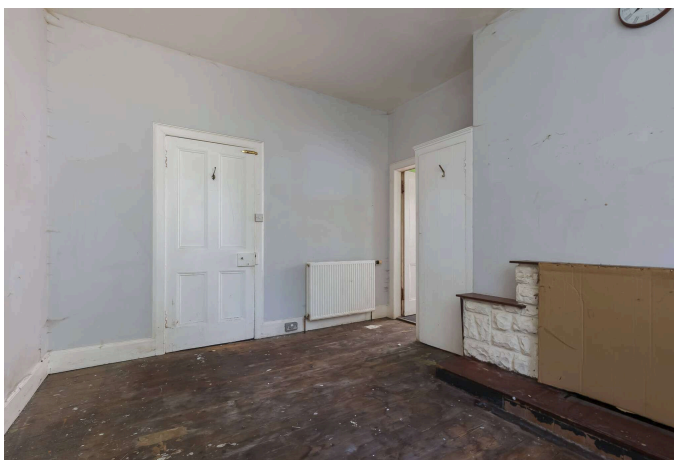
The property has a generous corner plot with gardens to the front, side and rear. Parking is available nearby on street.

Disclaimer

The property is being sold as seen and clause 4 of the Scottish Standard Clauses edition 6 will not apply. It will need a complete makeover and upgrade.

Council tax

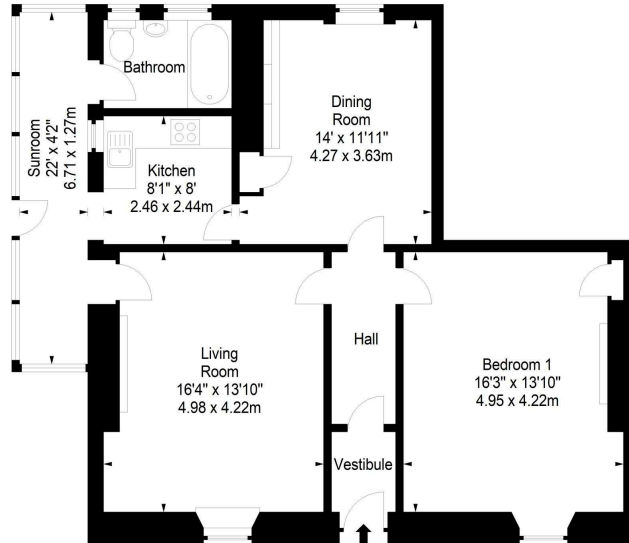
It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



**Pennywell Cottages,
Edinburgh,
Midlothian, EH4 4JH**



Approx. Gross Internal Area
950 Sq Ft - 88.26 Sq M
For identification only. Not to scale.
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Ground Floor



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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