



10 Parker Avenue, Edinburgh, EH7 6SB

Well proportioned three-bedroom semi-detached house which is located in the sought after area of Craighentilly, to the northwest of Portobello. It would make an ideal starter family home and has great potential. It has a private front garden and a south facing rear garden, gas central heating and double glazing.

The accommodation comprises:

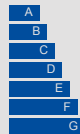
- Entrance hall with carpeted staircase
- Spacious living / dining room with picture window to the front and sliding patio doors to the rear garden
- Fitted kitchen with a range of units, sink and appliances which is basic but functional
- Upstairs there is a landing with linen cupboard which has a hatch to the loft which provides additional storage
- Partially tiled shower room fitted with a WC, wash basin and large shower enclosure with Mira electric shower over
- Two spacious double bedrooms and a good sized third bedroom



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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Outside and Gardens

The rear garden has a south facing aspect and is mostly laid to lawn and has a paved patio and is enclosed by fencing, making it child and pet friendly. The single garage has a door to the rear, which can be accessed from the garden. Vehicular access to the garage is by a lane which runs at the back of the property.

Location

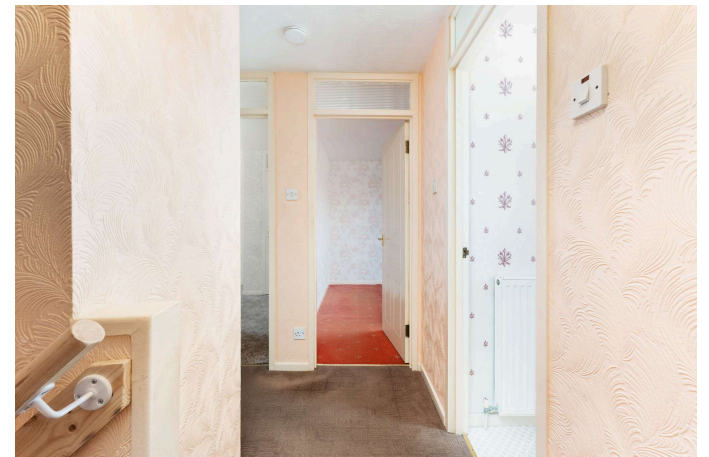
Craigentiny is a highly regarded area of Edinburgh which lies to the East of the city centre. An excellent choice of amenities are available nearby including a Morrisons supermarket at Piershill and Sainsburys supermarket at Meadowbank Retail Park. A frequent bus service runs from nearby to the City Centre. Meadowbank Stadium and Arthurs Seat are close by and pleasant walks can be found at Queens Park. Portobello is located nearby and offers the Promenade, beach, further shops, bars and restaurants. The city bypass and main motorway networks are within easy reach. It lies in the school catchment area for Royal High Primary and St John's Primary Schools and Portobello and Holy Rood High schools.

Extras

The fixed floor coverings, curtains, blinds and all kitchen appliances are included in the sale.

Council tax

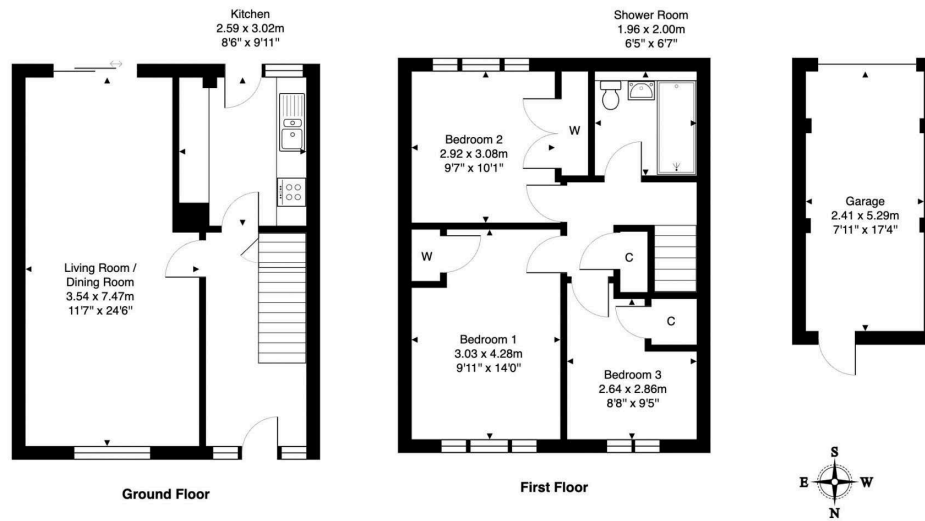
It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.







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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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