



26 Bryce Avenue, EDINBURGH, EH7 6TR

A highly desirable detached bungalow, presented in excellent condition and maintained to an exceptional standard throughout. The property has been thoughtfully extended to the rear, and the attic has been floored and lined, offering potential for a full loft conversion with the installation of a permanent staircase, subject to the necessary consents. The home enjoys extensive, mature gardens to the rear, while the front garden has been fully monoblocked to provide ample off-street parking for multiple vehicles. Additional features include a garage, gas central heating and double glazing.

The accommodation comprises:

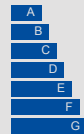
- Vestibule with original tiled flooring
- Entrance hall with stripped wood flooring and shelved storage cupboard
- Bay windowed sitting room with stripped wood flooring, original cornicing and picture rail
- Spacious front facing double bedroom with built-in mirrored wardrobes
- Further good sized double bedroom to the rear with built-in mirrored wardrobes
- Bathroom with tiled walls and flooring, WC and electric shower over the bath
- Fitted kitchen with a range of wall and base mounted cream units, laminate worktops with matching splashbacks and appliances including gas hob with extractor hood, electric fan oven, dishwasher, washing machine and fridge
- Large conservatory / sun room with bright south westerly aspect



VIEWING DETAILS

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Location

Craigentinny is a popular residential which lies to the east of Edinburgh City Centre. It is located near Portobello which offers extensive local amenities, sporting and recreational facilities; 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 and The Fort Retail Park. There is a frequent bus service running to the City Centre and suburbs. The City Bypass and main motorway networks are also within easy reach. It is in the school catchment area of Craigentinny Primary School, St Ninian's RC Primary School, Leith Academy and Holy Rood RC High school.

Outside & Gardens

The rear garden has a sunny south-westerly aspect and is mostly laid to lawn with well stocked borders and a decked patio. The green house is included in the sale. The front garden is monoblocked and has space for parking multiple vehicles. There is a single garage with an external store behind it.

Extras

The fixed floor coverings, light fittings and kitchen appliances are included in the sale.

Council tax - Band F











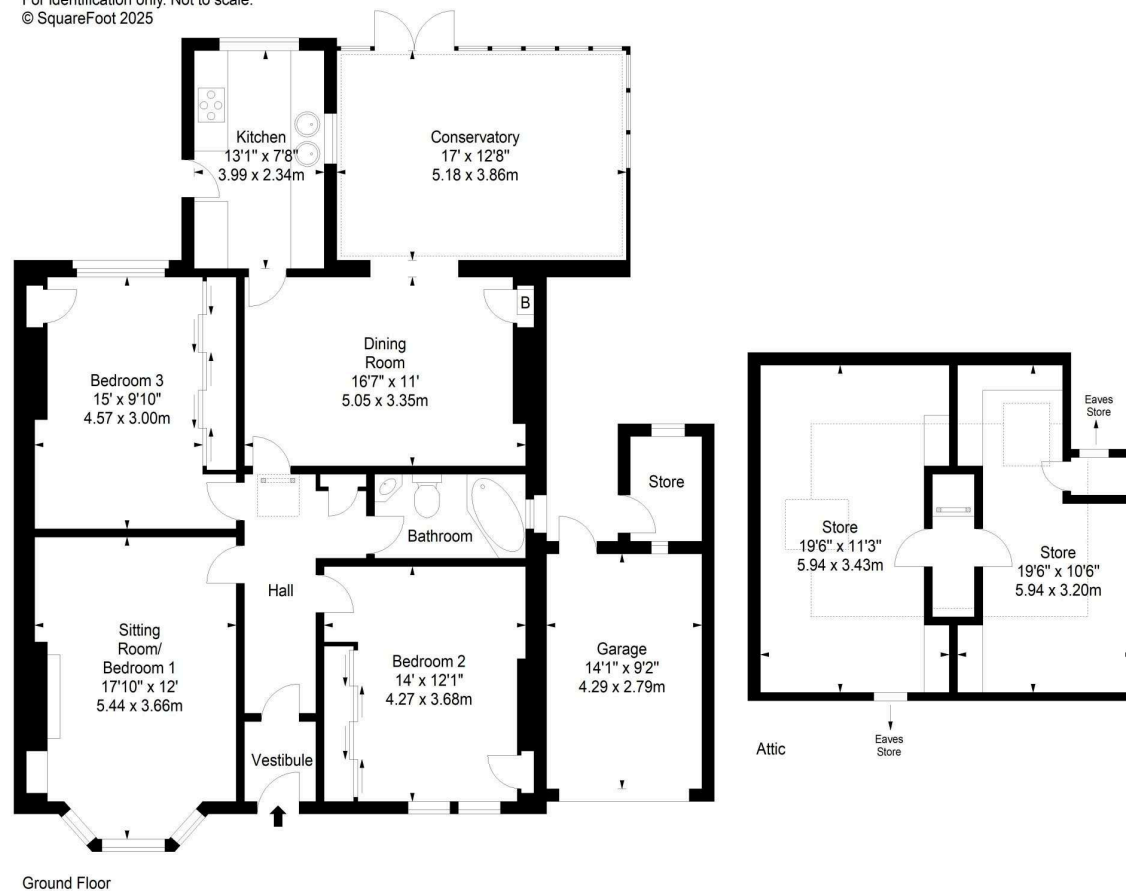
Bryce Avenue,
Edinburgh,
Midlothian, EH7 6TR



Approx. Gross Internal Area
1273 Sq Ft - 118.26 Sq M
Attic

Approx. Gross Internal Area
411 Sq Ft - 38.18 Sq M
Garage & Store

Approx. Gross Internal Area
159 Sq Ft - 14.77 Sq M
For identification only. Not to scale.
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Offers can be submitted in writing, fax or email:

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