

campbell
smith

18 Craigentiny Avenue,
Edinburgh,
EH7 6PX



- Traditional semi detached bungalow
- Rear facing bay window sitting room
- Dual aspect kitchen
- Conservatory
- 2 double bedrooms
- Bathroom with shower over bath
- Attic
- GCH/DG
- Easily maintained gardens front and rear
- Gated driveway

Fixed Price: £325,000

espc / rightmove  / Zoopla /  /  / 

camsmith.co.uk



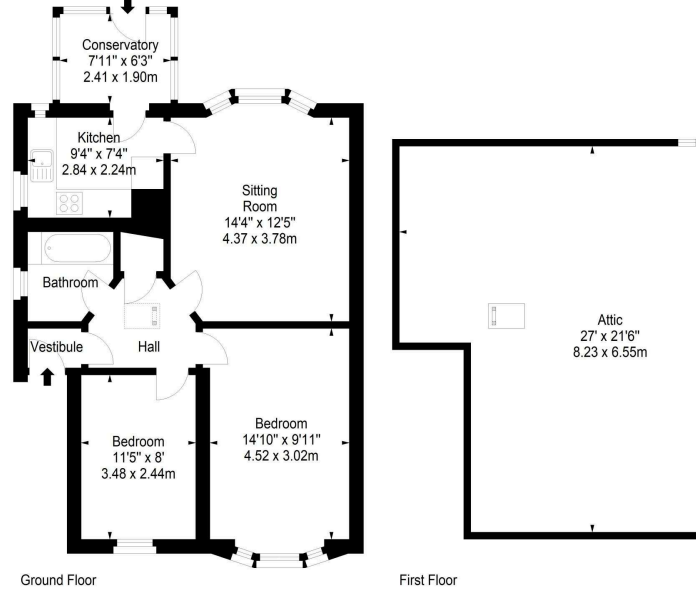




**Craigentiny Avenue,
Edinburgh,
Midlothian, EH7 6PX**



Approx. Gross Internal Area
686 Sq Ft - 63.73 Sq M
Attic
Approx. Gross Internal Area
514 Sq Ft - 47.75 Sq M
For identification only. Not to scale.
© SquareFoot 2024



**campbell
smith**

21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The fitted carpets, blinds, curtains, 2 wardrobes, fridge, washing machine, tumble dryer, gas cooker and sheds are included. No warranty is given regarding the systems or any appliances



Buses

Craigentiny Avenue - 21, 25, 42, 49,
Moira Terrace - 21, 26, 45, N26



Shops

Convenience store on Craigentiny Avenue, Morrisons on Portobello Road



Schools

Craigentiny PS, St Ninian's RC PS, Leith Academy, Holy Road RC High School



Parking

On street and gated driveway offering off street parking



Council Tax Band - E



EPC - D



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.