

campbell  
smith

47 Craigentinny Avenue,  
Edinburgh,  
EH7 6PU



- Spacious, versatile semi-detached bungalow offering great potential
- Sitting room
- Conservatory
- Dining room/Bed 4
- Kitchen
- 2 downstairs double bedrooms
- Shower room
- Upstairs double bedroom
- GCH/DG
- Easily maintained gardens front and rear
- Long gated driveway leading to a single garage

Offers Over : £350,000























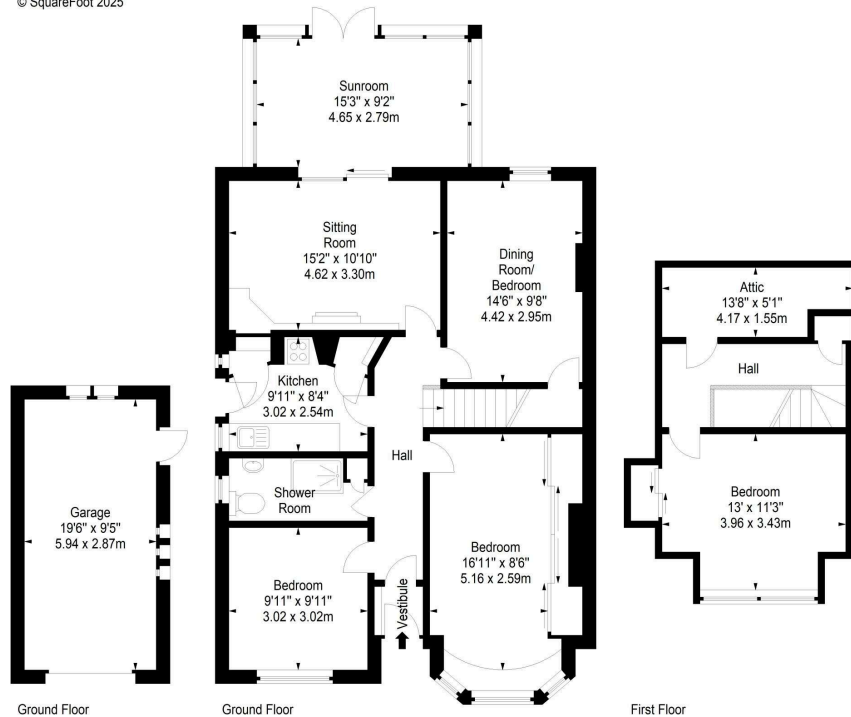




Craigtintny Avenue, EH7 6PU



Approx. Gross Internal Area  
1355 Sq Ft - 125.88 Sq M  
(Including Attic)  
Garage  
Approx. Gross Internal Area  
185 Sq Ft - 17.19 Sq M  
For identification only. Not to scale.  
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#### Extras

The fitted carpets, blinds, curtains, kitchen white goods and summer house are included. No warranty is given regarding the systems or any appliances



#### Buses

Craigtintny Avenue - 21, 25, Moira Terrace - 15, 21, 26, 45, N26



#### Shops

Convenience store on Craigtintny Avenue, Morrisons on Portobello Road



#### Schools

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



#### Parking

Long gated driveway leading to a single garage



Council Tax Band - F



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.



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