

COULTERS



93 CRAIGENTINNY ROAD

CRAIGENTINNY, EDINBURGH, EH7 6QL



3 BED



2 BATH



1 PUBLIC



TAKE A LOOK INSIDE

93 Craigentinny Avenue is a beautifully presented detached bungalow that has been thoughtfully extended and upgraded to offer a versatile and stylish family home. With its traditional bay-fronted exterior and generous private garden, the property immediately exudes charm, while the interior reveals a contemporary, light-filled space designed for modern living.

The ground floor offers a warm and welcoming atmosphere, featuring two generously sized double bedrooms one of which has generous built in storage. A stylish and newly installed shower room with a modern suite serves this level. At the rear of the home, the timeless open-plan kitchen and dining space is bathed in natural light, with French doors opening directly onto the private rear garden—a perfect setting for outdoor dining and relaxation. The sitting room positioned to the front of the property, with beautiful views to Arthur's Seat and Edinburgh Castle, benefits from a large bay window and gas fire, creating the perfect space to relax.

KEY FEATURES



Beautifully presented detached bungalow.



Generous rear garden with fantastic storage facilities.



Within walking distance of Portobello Beach.



EPC Rating - D



Three double bedrooms, one with an en-suite.



Private driveway parking for two cars.



Excellent amenities nearby on Portobello High Street.



Council Tax Band - F



The real highlight of this home lies upstairs, where a stunning principal bedroom has been created through a quality attic conversion. This spacious and light-filled retreat boasts excellent proportions, clever built-in storage, and a contemporary en-suite shower room, offering a true sense of privacy and luxury. Outside, the rear garden has been lovingly maintained with a mix of lawn, mature planting, and a generous patio area. The property further benefits from a private driveway to the front provide off-street parking.

Combining comfort, space, and convenience in one of Edinburgh's most accessible neighbourhoods, this property is ideally suited to families, downsizers, or professionals seeking a move-in-ready home with excellent transport links and proximity to the city centre, Portobello beach, and local amenities.





THE LOCAL AREA

Craigentinny is a charming residential area located to the east of Edinburgh's City Centre. Local shopping can be found on Craigentinny Road including a pharmacy and convenience store. Portobello, which is within walking distance offers a large range of shopping facilities including an Aldi supermarket and many other amenities such as cafes, restaurants, bank, bakery and beauty salons.

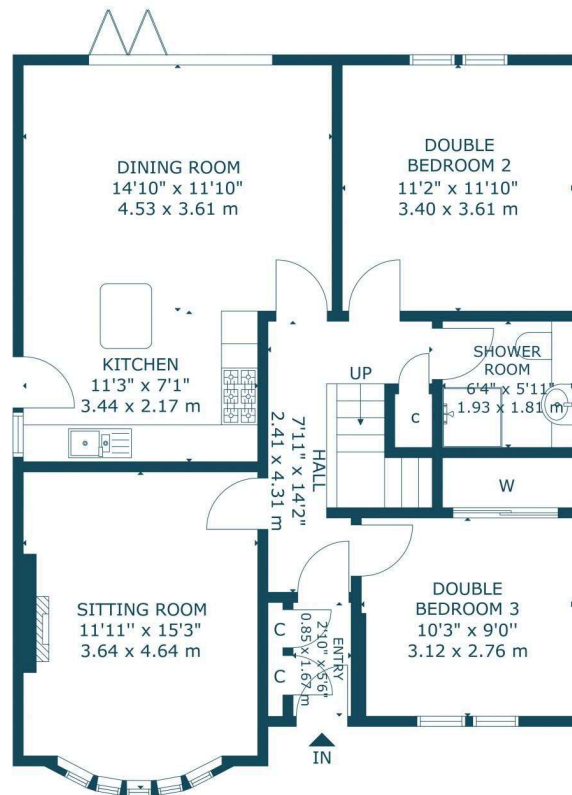
Portobello's famous Promenade and Beach are also within easy reach as are the swimming pool and Tumbles Gym. The area benefits from fantastic schooling nearby. Craigentinny has fantastic bus links into the City Centre of Edinburgh.

EXTRAS

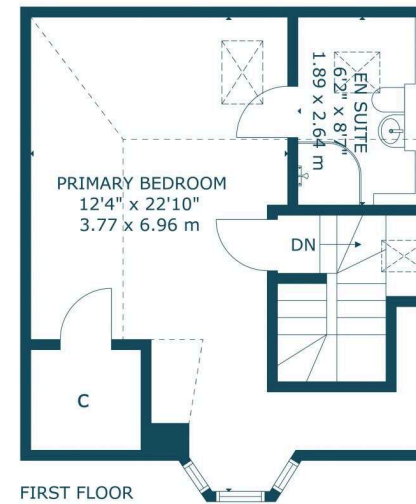
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







GROUND FLOOR



FIRST FLOOR



93 CRAIGENTINNY ROAD, EDINBURGH, EH7 6QL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,277 SQ FT / 118 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.