

COULTERS[©]

30 SYDNEY TERRACE

CRAIGENTINNY, EDINBURGH, EH7 6SL

 4 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

30 Sydney Terrace, a charming detached bungalow set over two floors in the sought-after Craightinny area, just a short walk from Portobello's sandy beach. This versatile four-bedroom home offers a wonderful balance of generous living space, flexible layout and exceptional outdoor amenities — perfect for modern family life.

The ground floor features a welcoming hallway leading to a bright sitting room at the front of the property, where large windows flood the space with natural light, creating a warm and inviting atmosphere. To the rear, a spacious dining room opens directly onto the garden through elegant patio doors, offering a seamless flow between indoor and outdoor living — perfect for family gatherings or entertaining guests. The well-equipped kitchen provides ample storage and workspace, while the family bathroom on this level ensures everyday convenience.

KEY FEATURES



Bright and spacious detached bungalow.



Large private rear garden.



Within close proximity to Portobello.



EPC Rating - C



Four double bedrooms.



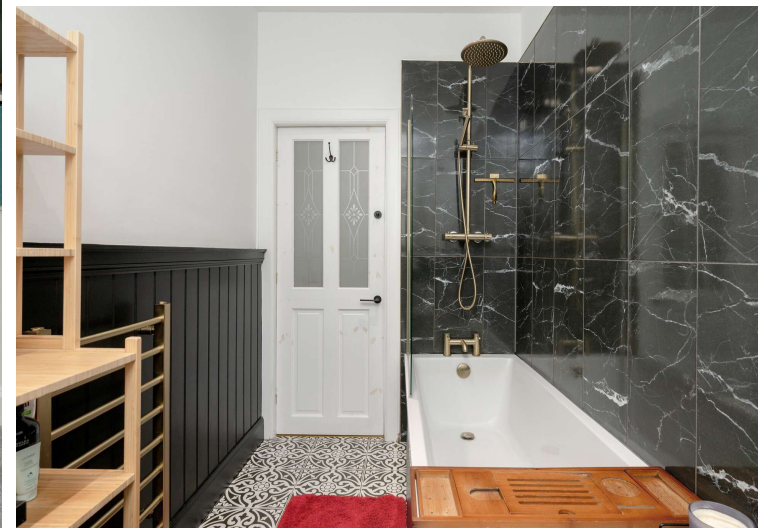
Private driveway with double garage.



Excellent local amenities nearby.



Council Tax Band - F



Upstairs, the property offers four comfortable double bedrooms, each thoughtfully arranged to provide flexibility for family life, guests or a home office. A WC is also located on this floor, adding to the home's practicality.

Externally, the property truly excels. The large private garden to the rear provides an exceptional outdoor space - ideal for relaxing, gardening or entertaining. To the front, a private driveway offers excellent off-street parking and leads to a detached double garage, providing further secure parking and valuable storage.





THE LOCAL AREA

Craightinny is a desirable residential area located a short distance to the east of Edinburgh's City Centre. Local shopping can be found on Craightinny Road including a pharmacy and convenience store and there is also a large Morrison's supermarket just along the road. Portobello, which is situated nearby, has a larger range of shopping facilities including an Aldi supermarket. Portobello's wonderful Promenade and Beach are also within easy reach as are the swimming pool and Tumbles Gym.

Fort Kinnaird Retail Park, which has a wide variety of high street retailer including Marks & Spencer, Boots and Next, is within a short drive and there is also a large Asda at The Jewel. The recently refurbished Meadowbank Sports Centre is close by offering a gym and fitness classes. Craightinny has excellent bus links into the City Centre.

EXTRAS

All fitted carpets, blinds, integrated appliances and light fittings are include in the sale price

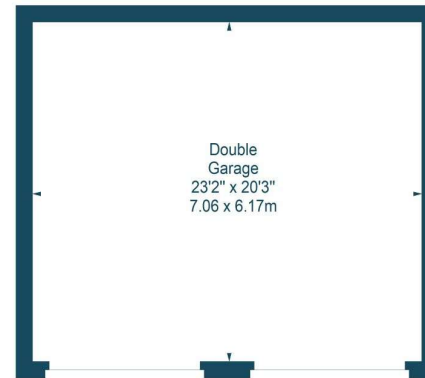




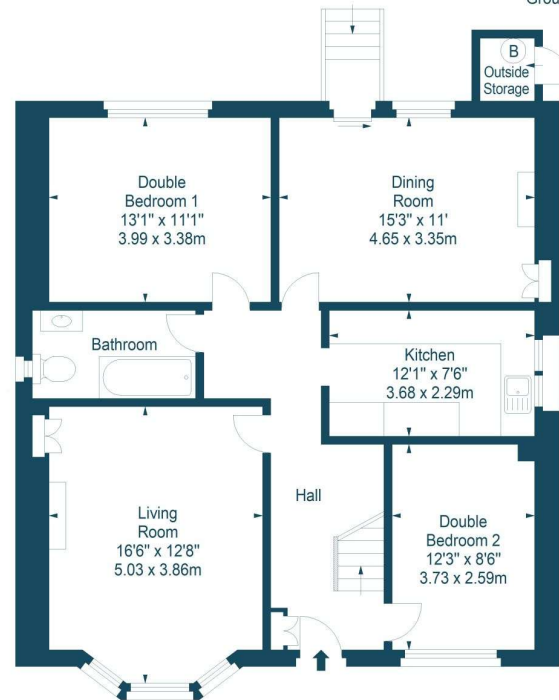
Sydney Terrace,
Edinburgh, EH7 6SL



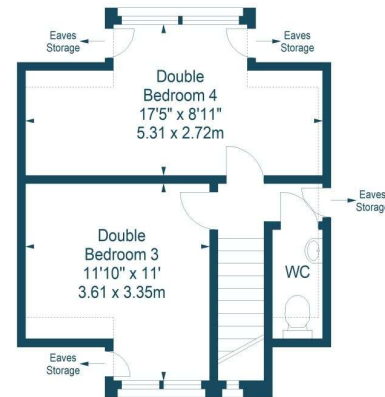
Approx. Gross Internal Area
1273 Sq Ft - 118.26 Sq M
Garage & Outside Storage
Approx. Gross Internal Area
483 Sq Ft - 44.87 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground Floor



First Floor

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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.