



22 Wakefield Avenue
Craigentinney, Edinburgh
EH7 6TL



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Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Property Summary

Located in the desirable residential area of Craigenfinny, this detached dormer bungalow offers exceptionally spacious and versatile family accommodation, with four bedrooms and three reception rooms set across two levels. With scenic views across the Firth of Forth, the beautifully-presented property is close to local amenities (and just a short walk from Portobello Beach), whilst also providing an easy city commute with quick access to the A1 and Edinburgh City Bypass.

Set behind a mature garden and gated driveway, the front door opens into an entrance vestibule and welcoming hallway where wood-coloured flooring flows seamlessly into the heart of the home: a superb open-plan reception area brightly lit by two sets of French doors that open to the rear garden.

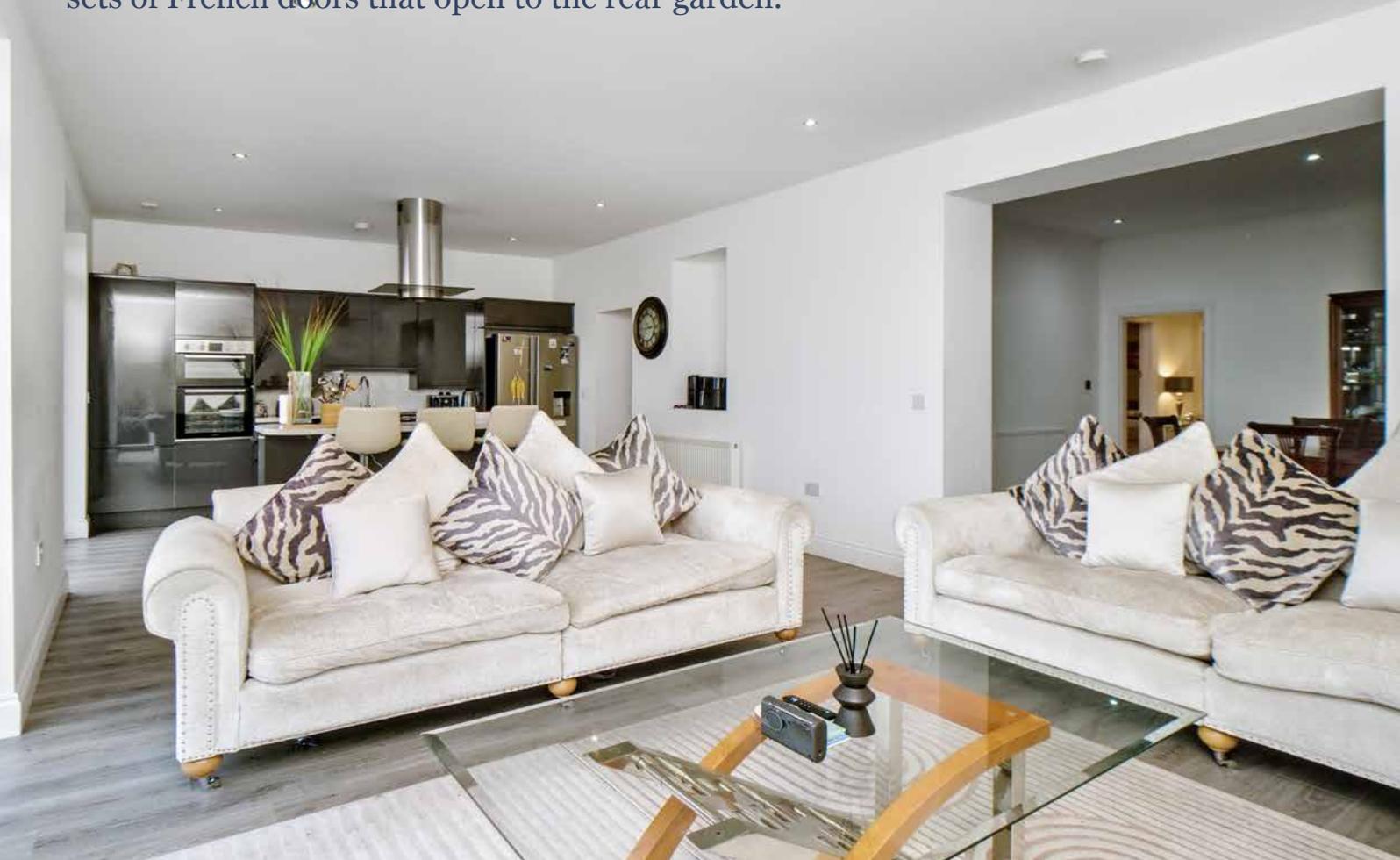
Any potential purchasers should note that the alterations and extensions carried out to the subject property appear to lack permissions and are non-compliant.

Features

- Spacious and versatile detached dormer bungalow
- Sought-after address with a coastal outlook
- Entrance vestibule and hall, open to;
- Dining room, open to;
- Open-plan breakfasting kitchen/family room with garden access and utility room
- Formal living room
- Principal bedroom with shower room, deep storage and balcony
- Three further bedrooms (one with en-suite shower room)
- Four-piece family bathroom
- Enclosed gardens with decking, shed and attached store
- Gated front drive
- Gas central heating and double glazing



“A superb open-plan reception area brightly lit by two sets of French doors that open to the rear garden.”





A formal dining room gives way to a family room with a sleek modern breakfasting kitchen, beautifully designed with a central island and integrated appliances, with a practical utility room also lying adjacent.





Ground floor bedrooms

Completing the ground floor are two double bedrooms (one south-facing), a bay-fronted formal living room and a stylish family bathroom with an oval bath, walk-in shower and heated towel rail.



Stylish four-piece family bathroom





First floor bedrooms

Nestled beneath the eaves upstairs are two good-sized double bedrooms, both with en-suite shower rooms. The principal bedroom features a deep storage cupboard and is well-lit by sliding doors leading out to a private balcony with elevated views to the sea and beyond, whilst the second bedroom has a dormer bay window to flood the room with light. Gas central heating and full double glazing ensure year-round comfort and efficiency.



“The principal bedroom features sliding doors leading out to a private balcony with elevated views to the sea and beyond.”



“The second bedroom has a dormer bay window to flood the room with light.”



Gardens & parking

Externally, the house benefits from enclosed front and rear gardens, with the pleasant mature rear garden best-enjoyed from a raised decking area with convenient connection to the family room for al fresco dining. A converted garage acting as an external store room is attached to the side of the building, and a front driveway provides private off-street parking.

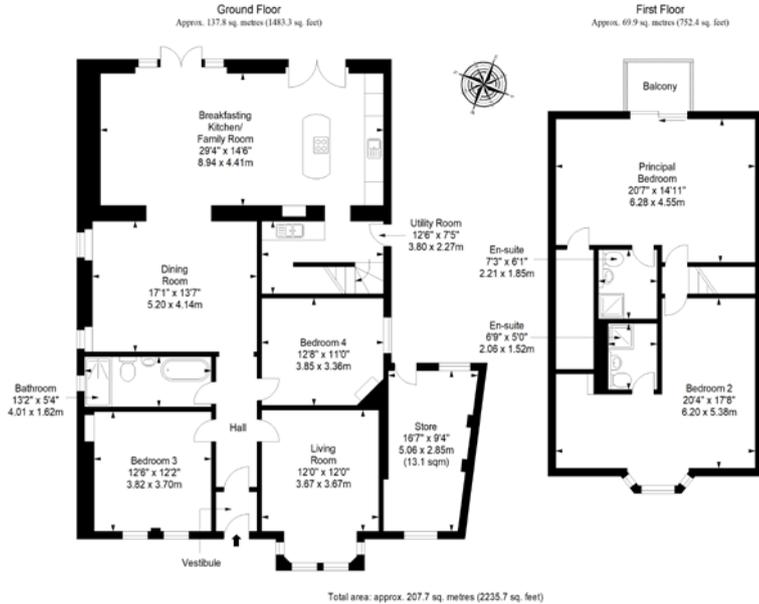




Craigentiny, Edinburgh

Lying north-east of Edinburgh, the suburb of Craigentiny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much-loved sandy seafront. The area is in easy reach of numerous well-stocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craigentiny Golf Course will no doubt appeal to golf enthusiasts. Craigentiny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.

Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk

EPC Rating - D | Council tax band - D | Home report Value - £435,000

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances.



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.