

**CULLERTON'S**

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## 63 CHRISTIEMILLER AVENUE

CRAIGENTINNY, EDINBURGH  
EH7 6TA



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VIEWINGS: BY APPOINTMENT  
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## Property Summary

Located on a corner plot in Craightinny, 63 Christiemiiler Avenue is a spacious three-bedroom detached bungalow finished to a high standard throughout. The property combines contemporary neutral décor with quality finishings, providing a stylish and comfortable home that is in move-in condition. It further benefits from a well-appointed kitchen and three-piece shower room, as well as a generous amount of secure garden space. Providing easy access to Edinburgh city centre and to Portobello Beach, this home will undoubtedly appeal to families, downsizers, professionals, and first-time buyers alike.

Inside, a welcoming entrance hall provides an excellent first impression, as well as useful built-in storage. The crisp neutral décor and wood-toned laminate floor flow from here directly into the living room, ensuring an elegant aesthetic that is easy to style. The room is further enhanced by a decorative frieze and picture rail, in addition to a delicate ceiling rose and a striking fireplace - all attractive features that catch the eye. This reception area is a large, light-filled space that can comfortably accommodate sofas and a table and chairs, making it ideal for relaxing and socialising. Next door, the kitchen continues the home's modern aesthetic, pairing white cabinetry with granite-style worktops for a sleek, monochrome look. Arranged in a practical galley layout, it offers ample workspace, additional built-in storage, and direct access to the rear garden. An oven, gas hob, and concealed extractor come integrated.

Located throughout the home, the three bedrooms are all large doubles, each presented with neutral styling and plush carpets for a calm and comfortable feel. The principal bedroom further benefits from a box bay window, adding extra light and floor space. A tiled three-piece shower room completes the accommodation. Gas central heating and double glazing ensure year-round comfort.

Externally, the bungalow enjoys low-maintenance gardens to the front and side, adding to the strong kerb appeal. Meanwhile, the rear garden is laid with a generous lawn offering lots of space for summer enjoyment. It is fully enclosed by a high boundary wall and provides excellent security - ideal for families and free-roaming pets. Parking in the area is on street and unrestricted.

Extras: all fitted floor coverings, blinds, light fittings, and integrated kitchen appliances (oven, gas hob and concealed extractor hood) to be included in the sale.

## Features

- Detached bungalow with a corner plot
- Presented in move-in condition
- Prime location in popular Craightinny
- Elegant interiors finished to high standards
- Welcoming entrance hall
- Spacious living/dining room with a fireplace
- Galley-style kitchen that is well appointed
- Three large double bedrooms
- Tiled shower room with a three-piece suite
- Enclosed gardens to the front, side and rear
- Unrestricted on-street parking
- Gas central heating and double glazing



*Contemporary neutral décor with quality finishings, providing a stylish and comfortable home*





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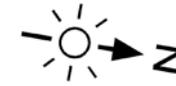
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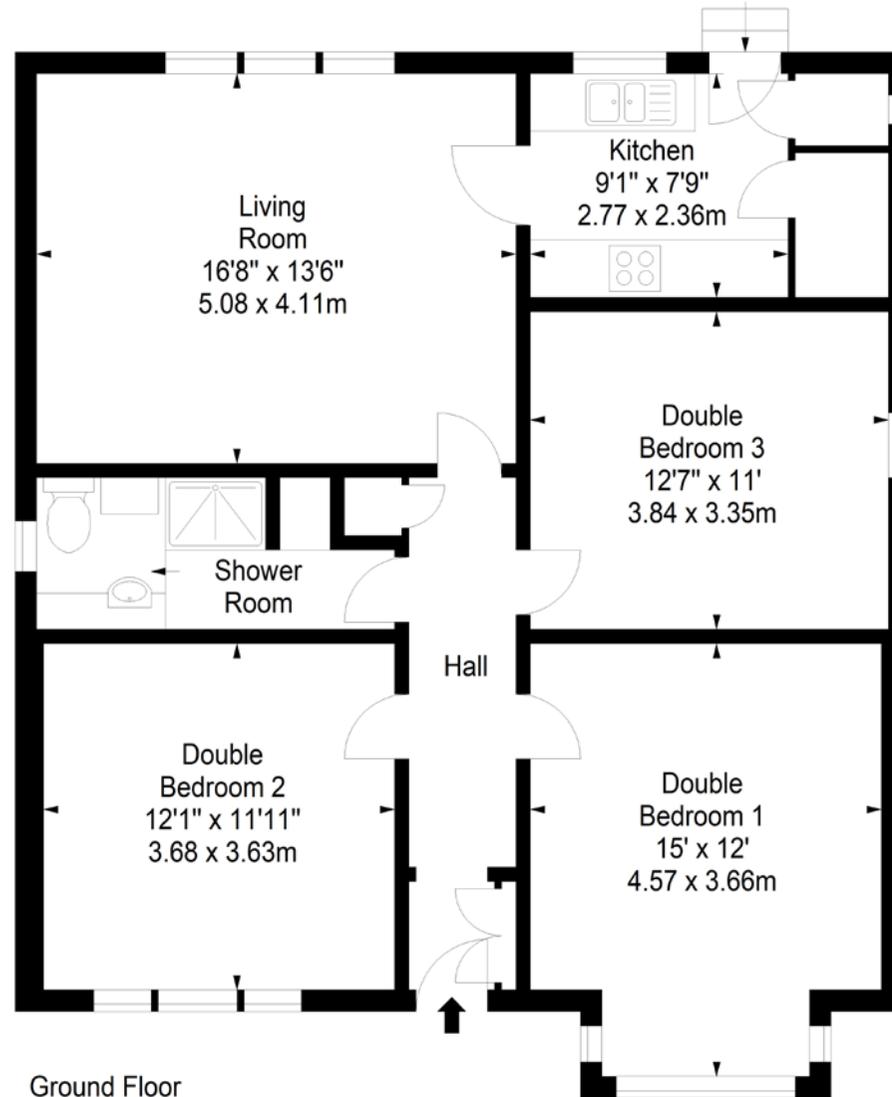
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#### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Approx. Gross Internal Area  
960 Sq Ft - 89.18 Sq M



Ground Floor