



Fantastic bungalow in a sought-after location, with the potential to extend if required



This is a fantastic opportunity to own a bright and spacious two-bedroom, semi-detached bungalow situated in the popular East Craigs area of Edinburgh. Perfect for families, with the potential to extend, (subject to the usual permissions), or those seeking to downsize, this is an ideal property to make your own. The bright lounge is a welcoming living space with a large picture window to the front, filling the room with natural light. It features a disconnected gas fire. The kitchen is equipped with modern fitted units with some appliances included and provides direct access to the garden, making outdoor dining and entertaining effortless. The property offers two spacious double bedrooms and a shower room which includes a modern shower cabinet, attractive tiling, and a window for natural light and ventilation. Practical storage is available with a hall cupboard and access to the attic, which is partially floored and insulated. The front and rear gardens are particularly impressive. The front garden has pretty borders and a driveway for convenient parking. The large rear garden features side access, a generous lawn, terrace area, a shed, mature shrubs, fruit trees, and a greenhouse - perfect for gardening enthusiasts. This delightful home combines comfort, practicality, and potential for future expansion in a sought-after location.

Key Features

- Hall
- Lounge
- Kitchen
- Two double bedrooms
- Shower room
- Attic
- Gas central heating
- Double glazing
- Generous garden
- Driveway





East Craigs

East Craigs lies approximately six miles to the west of Edinburgh city centre and enjoys the convenience of local shops and service nearby, with a wider range available at the Gyle Shopping Centre and Hermiston Gait, both of which are within close proximity. Schools, both primary and secondary, are within comfortable travelling distance and a regular public transport service operates into the city and surrounding areas. The property is also ideally located for swift access to the city bypass linking the main Scottish motorway network and Edinburgh Airport. The A90 is also close at hand and provides easy access to the Queensferry Crossing and Fife. Recreational facilities can be found throughout the surrounding area including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, Murrayfield Stadium and a variety of reputable golf courses.



Extras

All fitted floor coverings, curtains, blinds, light fittings, hob, washing machine, shed and greenhouse are included in the sale (no warranties given). The lower section of the double oven does not work and is sold as seen.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£340,000

EPC Rating

D

Tenure

Freehold

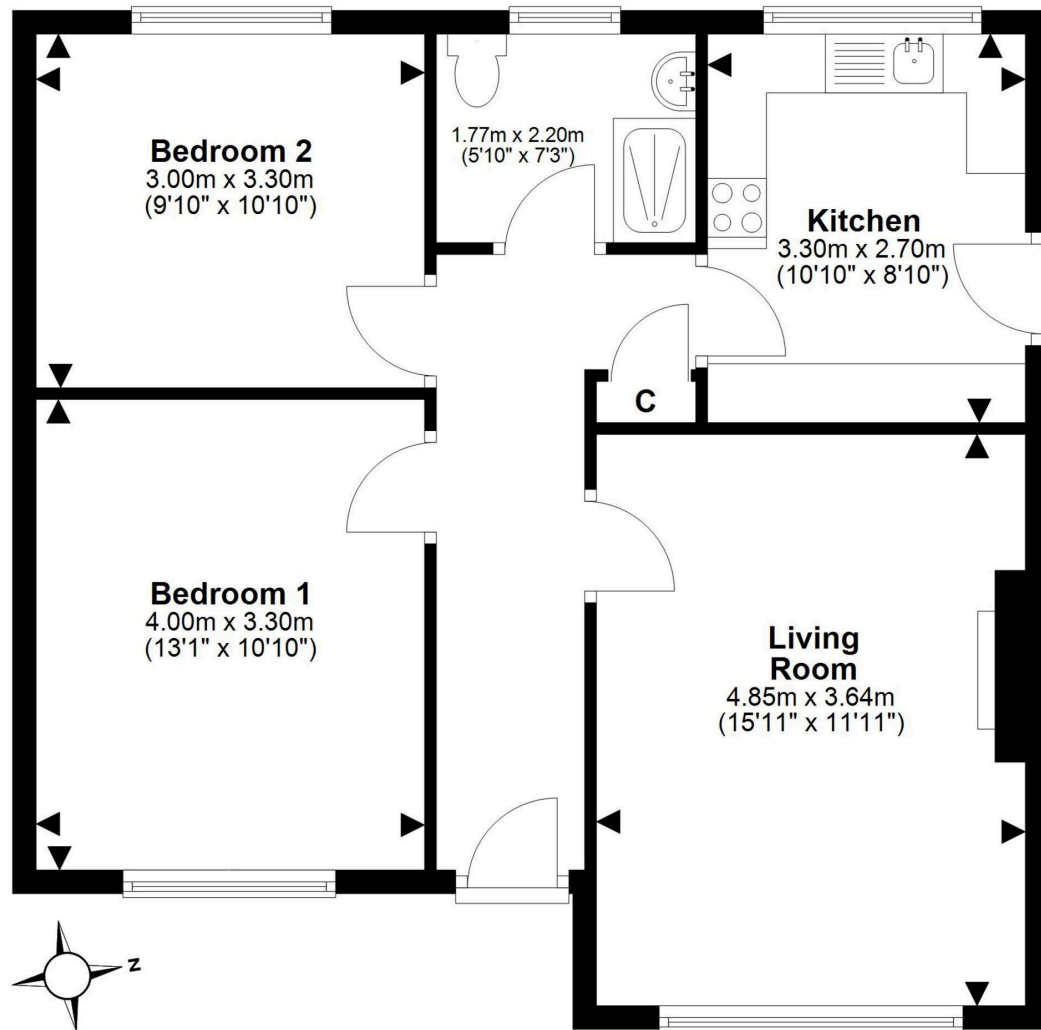


"Bright and spacious property with extremely generous rear garden"









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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