NEILSONS

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Fixed Price

£580,000

1 Parker Avenue

Craigentinny | Edinburgh | EH7 6SB

A generously proportioned and beautifully presented detached bungalow, which has been extended by the existing owners to form a flexible home designed with modern family living firmly in mind.

- 4 bedrooms
- 1 public room
- 1 bathroom
- Double driveway and single garage
- Garden
- EPC rating – C
- Council tax band- F



Description

Though extended the property has retained a generous private garden and also benefits from a partially converted attic space, with planning in place to create an additional bedroom and en-suite. Located in an area popular with families, the property is within the catchment area for both the Royal High Primary School and Portobello High School.



The property is in attractive move in condition throughout and comprises; an extensive hallway with built In storage and a stair leading to the attic. A spacious light filled reception/dining kitchen with fresh neutral décor, offering a truly versatile living space which would lend itself to a variety of layouts. The room features a central skylight, bifold doors opening out to the garden and a stylish modern kitchen, complete with breakfast bar with downlighters and a variety of white base and wall mounted units/coordinated worktops. Just off the reception you have a useful utility room with good additional storage.



To the front of the house there is a generously sized bay fronted principal bedroom which enjoys a bright southerly facing aspect and benefits from a large walk-in wardrobe. There are three further good sized double bedrooms, and a sleek modern family bathroom with three-piece white suite, attractive tiling and separate shower enclosure.

Extras

All blinds, fixed floor coverings, shelving, integrated appliances and white goods except the tumble dryer and washing machine are included.

Gardens and Parking

To the front of the house is a substantial drive with space for at least two vehicles. To the rear is a large fully enclosed private garden, which has a lovely open feel and has been laid to lawn, offering a safe space for children to play. There is also a decked seating space, ideal for relaxing and entertaining during the warmer months. Access to the garage, which provides superb overspill storage, is available directly from the garden.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

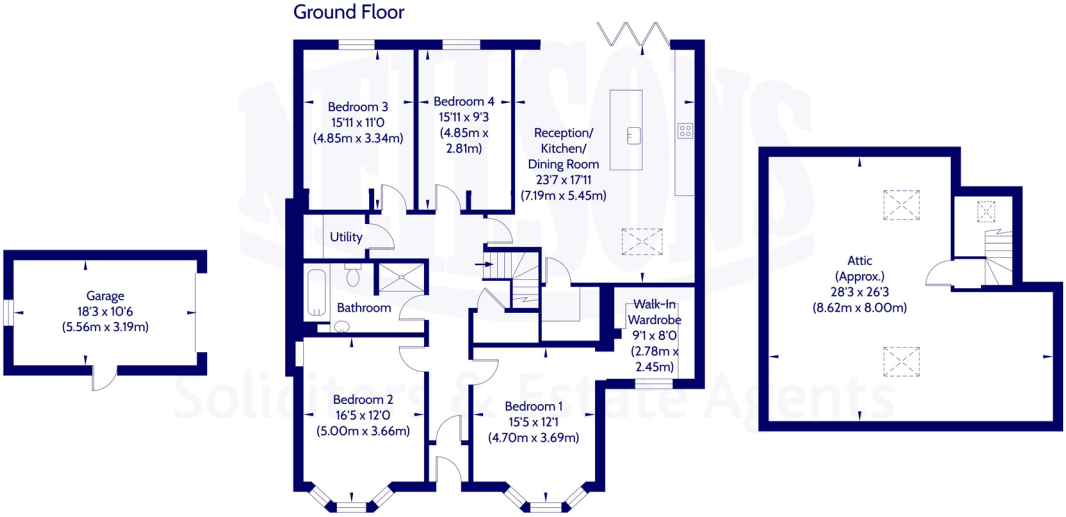
Craigentinny is a highly sought-after residential area of Edinburgh, which lies to the east of the City Centre. Adjoining Portobello offers a wealth of local amenities, sporting and recreational facilities, which include a swimming pool and leisure centre. Leith's Ocean Terminal, which has a multiplex cinema and a great variety of shops, are just a short bus or car journey away, as is Meadowbank Retail Park. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





Approx. Gross Internal Floor Area 148 Sq M / 1597 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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