



68 Christiémiller Avenue
Edinburgh, EH7 6SZ

A

"68 Christiemiller Avenue is a three bedroom, detached bungalow with front and rear gardens, situated in highly regarded district of Craigentenny"

- VESTIBULE
- ENTRANCE HALL
- SITTING ROOM
- LIVING / DINING/ KITCHEN
- UTILITY ROOM
- BEDROOM 1 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BATHROOM
- FLOORED ATTIC WITH STORAGE
- SOLAR PANELS
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES









LOCATION

Craigentinny is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Sainsbury's supermarket and other shops can be found at the nearby Meadowbank retail park. Within easy reach there is a Morrisons Superstore, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane and Newcraighall railway stations connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.



DESCRIPTION

68 Christiémiller Avenue is an exceptionally spacious detached bungalow, situated in the highly regarded district of Craigentinny.

The impressive accommodation is offered in move-in condition and comprises: welcoming entrance vestibule; hallway; tastefully decorated sitting room with bi-folding doors; generously proportioned, stylish fitted dining kitchen with range cooker, two skylights providing an abundance of natural daylight, living area with French doors leading to enclosed rear garden; utility room with side access; double bedroom one with ensuite shower room; double bedrooms 2 & 3 and contemporary family bathroom with corner bath and separate shower cubicle.

Further benefits include: gas central heating; double glazing; floored attic with two storage areas; solar panels on rear roof; private front garden with driveway and single garage; beautifully manicured, fully enclosed private rear garden laid to lawn with decking area; unrestricted street parking; excellent local amenities and great transport links. The property has potential for extension, subject to local planning permission.

The energy efficiency rating for this property is band A

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.





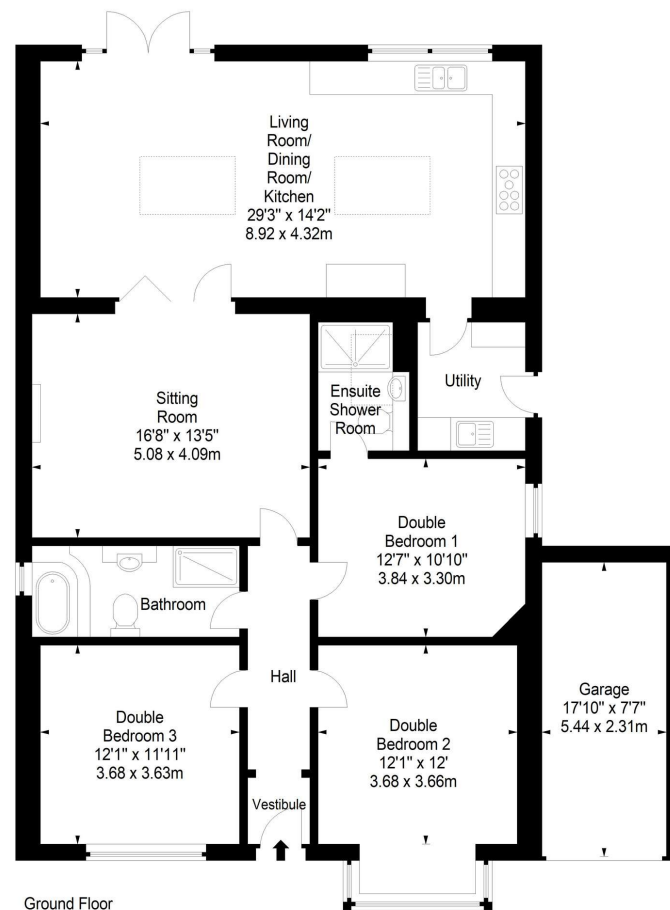
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Christiemiller Avenue,
Edinburgh,
Midlothian, EH7 6SZ



Approx. Gross Internal Area
1411 Sq Ft - 131.08 Sq M
Garage
Approx. Gross Internal Area
133 Sq Ft - 12.36 Sq M
For identification only. Not to scale.
© SquareFoot 2026



ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



zoopla



rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565