



15 Craigentiny Avenue
Edinburgh, EH7 6PU

A

"15 Craigentinny Avenue is a well presented bright and spacious 3 bed end terraced villa"

- HALLWAY
- SITTING ROOM/DOUBLE BEDROOM
- LIVING/DINING ROOM
- KITCHEN
- SUN ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT & REAR GARDENS
- DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





15 Craigentiny Avenue, Craigentiny, Edinburgh, EH7 6PU





LOCATION

Craigentiny is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello Beach and Portobello High Street which has a varied range of services, shops, banks and eateries. Within easy reach there is a Morrisons Superstore, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station 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 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.

COUNCIL TAX

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



DESCRIPTION

15 Craigentiny Avenue is a well presented bright and spacious end terraced villa offering a comfortable and convenient living space and ideally located in the popular area of Craigentiny.

Accommodation comprises: hallway; front-facing sitting room and a separate dining room which could easily be used as a double bedroom. Both rooms benefit from feature fireplaces and large windows filling the space with natural light; L-shaped kitchen/diner with modern white units with integrated oven, hob and extractor fan; sun room; upstairs are the two double bedrooms and a stylish shower room.

Further benefits include gas central heating, double glazing, attic, established and low-maintenance front and rear gardens, driveway, good local amenities and excellent transport links.

EPC RATING

The energy efficiency rating for this property is band D





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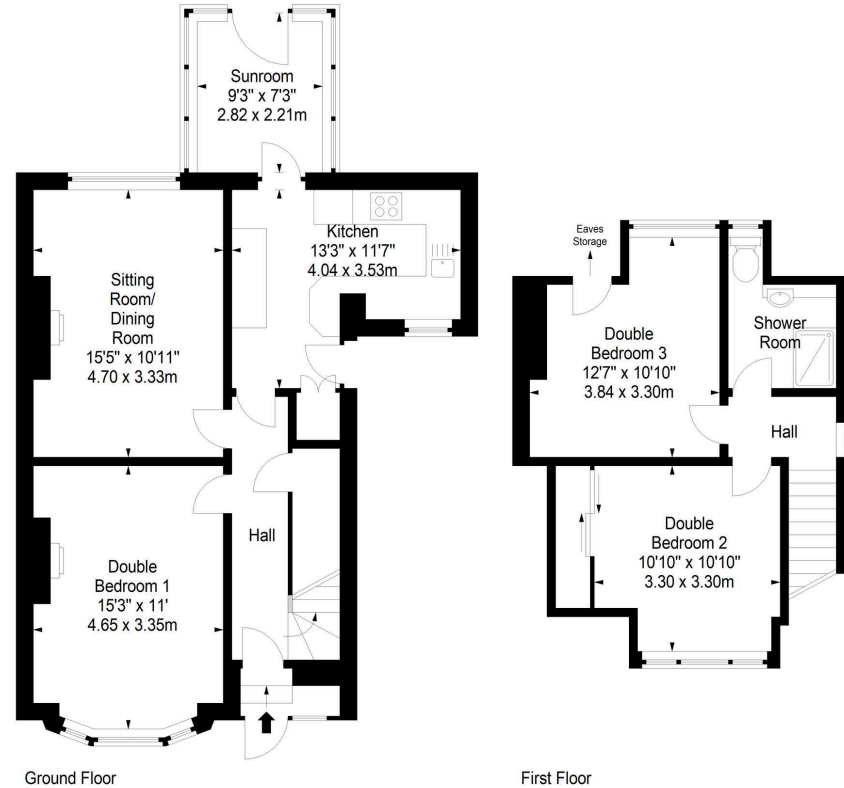
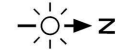
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Craigentiny Avenue,
 Edinburgh,
 Midlothian, EH7 6PU



Approx. Gross Internal Area
 1025 Sq Ft - 95.22 Sq M
 For identification only. Not to scale.
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