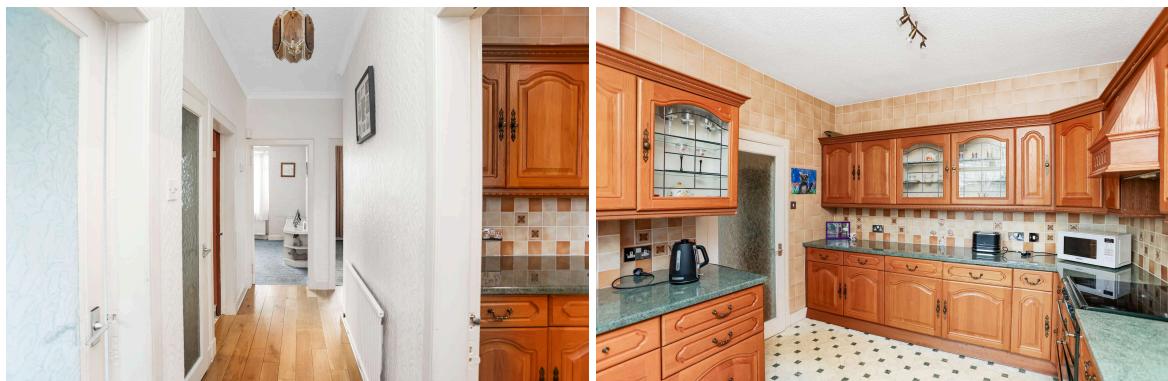




2 Craigentinny Grove  
CRAIGENTINNY | EDINBURGH | EH7 6QD

**warners**  
solicitors & estate agents



## 2 Craigentinny Grove

CRAIGENTINNY | EDINBURGH | EH7 6QD

This well-proportioned home presents an excellent opportunity for buyers seeking a property with scope to modernise and add value. The versatile accommodation is arranged over two floors and offers flexibility for a range of living arrangements, with clear potential to reconfigure, convert or extend, subject to the necessary consents.

The ground floor comprises a welcoming living room with bay window, a separate dining room, fitted kitchen, utility area, and a double bedroom alongside a bathroom. Upstairs, there are two further bedrooms and a second bathroom, making the layout ideal for families, home working, or guest accommodation.

Externally, the property sits on an attractive corner plot, providing a good degree of privacy and outdoor space, with further potential to enhance the gardens or footprint of the house, subject to permissions.

While the property would benefit from a degree of modernisation, it offers a solid and adaptable layout in a desirable setting, making it an appealing proposition for purchasers looking to create a long-term home tailored to their own tastes.

Early viewing is recommended to fully appreciate the potential on offer.

- Detached bungalow on an attractive corner plot
- Versatile accommodation arranged over two floors
- Three bedrooms with flexible living space
- Scope to modernise, extend or reconfigure (subject to consents)
- Excellent potential to add value

Council Tax F, Energy Rating E

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.



All fixtures, fittings, curtains and blinds, and fridge freezer will be included in the sale.

Craigentinny is a popular residential area of Edinburgh with its own Golf Course, lying to the east of the City Centre. Schooling is well represented from nursery to senior level and an efficient public transport network operates to other parts of the town and surrounding areas, whilst the A1, City Bypass and Brunstane Railway Station are also within easy reach. The neighbouring seaside suburb of Portobello boasts a white sandy beach and outstanding independent shops and cafes. For sport and fitness enthusiasts, there are classes on the beach and the Portobello Swim Centre offers swimming facilities, a well-equipped gym and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafés, and a multiplex cinema, is just a short drive away.





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.