










Fixed Price

**£155,000**

## 19 Findlay Avenue

Craightinny | Edinburgh | EH7 6HB

Located in the popular area of Craightinny is this two bedroom lower villa, offering well proportioned accommodation complemented by private gardens and a driveway. Freshly painted throughout, the property is close to local amenities, transport links and green spaces and will particularly appeal to first time buyers, professionals, investors and downsizers.

-  2 bedrooms
-  1 public room
-  1 shower room
-  Driveway
-  Private garden
-  EPC rating – C
-  Council tax band - B



## Description

In move in condition, the accommodation briefly comprises; entrance vestibule, bright and airy lounge/ dining room with twin windows allowing plenty of natural light to flood the room, stylish kitchen with a range of sleek white wall and base units with co-ordinated worktops and appliances, two double bedrooms with built in storage, and a contemporary shower room with a crisp white suite, double size cubicle and heated towel rail. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the induction hob and electric oven, fridge/freezer and washing machine.

## Gardens and Parking

There is a private garden to the front and side and a communal drying green, The property has the convenience of a driveway, with unrestricted on street parking also available.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

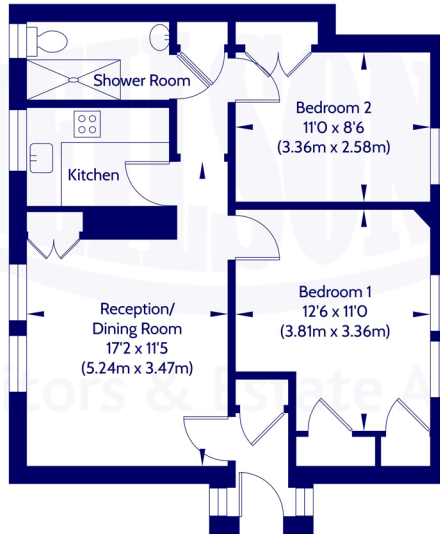
The popular residential district of Craigentinny lies to the east of Edinburgh's city centre and is ideally placed for access both into the city and out towards Edinburgh's seaside district of Portobello. Local shops and services provide for day to day needs with nearby supermarkets at both Meadowbank Retail Park and Piershill. Regular local bus services provide swift access to the city centre and surrounding areas, and by car the A1 and City Bypass are within easy reach. Recreational facilities in the area include Craigentinny Golf Course, Meadowbank Sports Centre and Craigentinny Community Centre with activity nights and exercise classes together with the delightful open space of Portobello beach and Promenade just a short journey from the property. Local schooling is provided within easy reach from nursery to high school level.





Approx. Gross Internal Floor Area 53 Sq M / 573 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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