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Offers Over
£610,000

139 Craigentinny Avenue

Craigentinny | Edinburgh | EH7 6RG

This stunning, truly exceptional detached bungalow has been carefully extended and transformed to create a delightful family home in true turn-key condition. The property boasts an extensive driveway and beautifully maintained private gardens, including a sunny, west-facing rear garden with breathtaking, uninterrupted views over Craigentinny Golf Course beyond, offering a rare sense of openness and tranquility.

-  4 Bedrooms & study
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Driveway
-  EPC Rating – D
-  Council Tax Band – F



Description

Conveniently positioned within a highly desirable coastal district of the city, the property offers superb connectivity to a wide range of local amenities, excellent transport links, and highly regarded schools. The city centre and the vibrant area of Portobello are both within easy reach, with the beach and promenade just a short journey away. Presented in immaculate condition, the home is enhanced by a stylish, neutral interior and a high-specification finish throughout. Offering generous proportions and a flexible layout, this is a truly outstanding property that must be viewed to be fully appreciated.

The accommodation is entered via an entrance vestibule, leading into a welcoming hallway with useful storage provisions. To the rear of the property lies a beautifully appointed reception room, enjoying a delightful outlook over the garden and extending towards the golf course beyond. This elegant space features a central log burner, a shelved press and patio doors providing direct access to the garden. The ground floor further comprises three generously proportioned double bedrooms, two of which benefit from fitted wardrobes. The largest bedroom features a charming bay window and a feature fireplace with gas fire and is currently utilised by the present owners as a formal dining room. Accessed from the reception room is a stunning bespoke kitchen/dining room, complete with integrated appliances and a central island. This impressive space enjoys a triple aspect, allowing for an abundance of natural light, and features French doors leading to a sunny paved patio, alongside corner bi-fold doors that create a seamless transition between indoor and outdoor living. The family bathroom includes a three piece suite, complemented by an original Victorian bath and original tiling. A versatile study/home office, with a side-facing window, completes the ground floor and provides access via a staircase to the upper level. Upstairs, the spacious principal bedroom benefits from a dual aspect, fitted double wardrobes and additional eaves storage. It also features a stylish en-suite shower room. A standout feature of this room is the private balcony, perfect for morning coffee or evening relaxation while enjoying uninterrupted views over the golf course. Further benefits include gas central heating, double glazing and an integrated sound system.



Extras

All the fitted floor coverings, light fittings and blinds will be included together with the integrated appliances (hob, double oven, proving drawer, dishwasher, washing machine and tumble drier). The American fridge freezer can also be included in the sale if desired.

Externally

There are private gardens located to the front and rear of the property together with an extensive driveway to the side providing off-street parking for 3 vehicles. The beautifully appointed rear garden enjoys a sunny westerly aspect with large paved patio, expanse of lawn with an array of delightful plants and shrubs. It should be noted that there is large outbuilding with power and light, providing excellent additional storage space.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

Craighentenny 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 140 Sq M / 1507 Sq Ft.



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.



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