

McDougall McQueen
solicitors & estate agents

46 Christian Crescent, EDINBURGH, EH15 3AB

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Welcome

Welcome to Christian Crescent, beautifully presented throughout, boasting lovely views, this attractive two-bedroom end-terraced house offers comfortable and well-proportioned accommodation, complemented by excellent outdoor space. The property is ideally suited to first-time buyers, couples and young families alike. Externally, the property enjoys excellent private garden space. To the rear, a particularly large garden provides an attractive outdoor setting, incorporating a decked area which is ideal for outdoor dining and entertaining, together with useful outside storage. A further front garden adds to the property's appeal. On-street parking is available. Early viewing is recommended to appreciate the presentation, generous outdoor space and overall appeal of this lovely home.

- Entrance hallway
- Bright and spacious living/dining room
- Fully fitted kitchen with integrated appliances
- Two double bedrooms
- Stylish bathroom comprising WC, wash hand basin and bath with shower over
- Fully floored attic accessed by a fixed ladder
- Gas central heating
- Double glazing
- Impressive rear garden with a decked area and storage
- Private front garden
- On street parking









Brunstane

The property is situated within the popular residential area of Brunstane, lying to the east of Edinburgh city centre. The area offers a good range of local amenities, with nearby shops and supermarkets catering for everyday requirements, while the neighbouring areas of Portobello and Joppa provide a wider selection of independent shops, cafés, restaurants and leisure facilities. The beautiful sandy beach and promenade at Portobello are also within easy reach, offering an excellent setting for coastal walks and outdoor recreation. Fort Kinnaird retail and leisure park is conveniently located nearby, providing an extensive range of high-street retailers, restaurants and leisure facilities. The area is well served by public transport, with regular bus services and Brunstane railway station providing convenient links into Edinburgh city centre and beyond. There is also straightforward access to the A1 and Edinburgh City Bypass, making this a convenient location for commuting.

Extras

The integrated kitchen appliances, blinds and fitted floor coverings are included.

Get in touch

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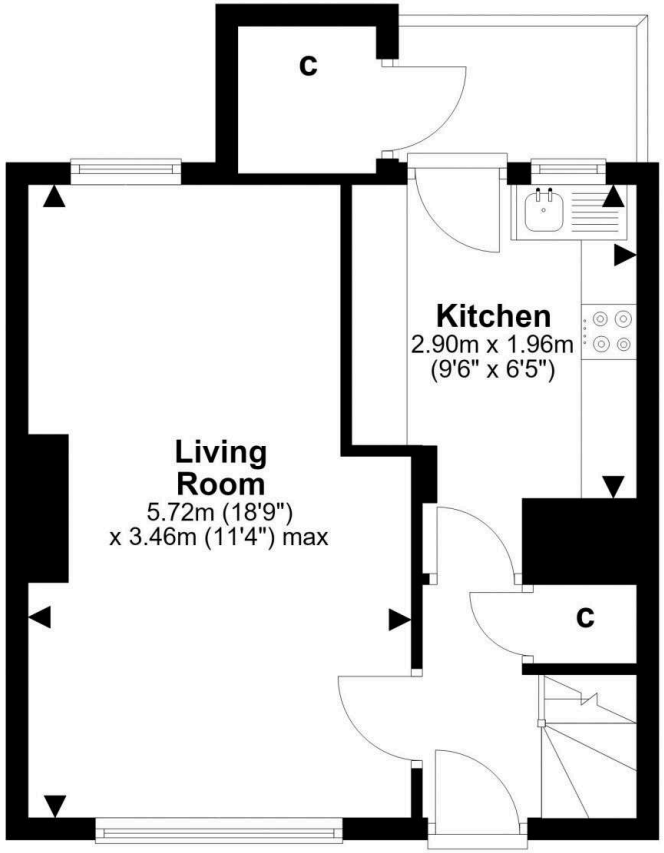
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25-27 High Street, Dalkeith
EH22 1JB

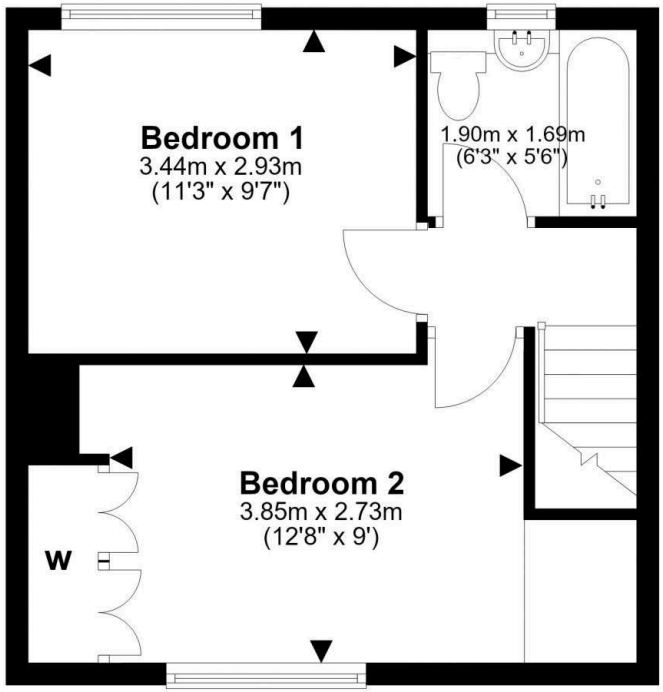
Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

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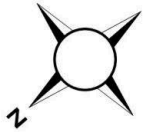
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor



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.