



Rarely available, and offering fantastic potential

Three-bedroom, detached period bungalow



Nestled within the ever-popular Craighentinny area of Edinburgh, this charming three-bedroom detached period bungalow offers a fantastic opportunity for families, downsizers and those seeking a home with excellent future potential. Ideally positioned close to a wide range of local amenities, reputable schools and excellent transport links, the property combines generous accommodation with scope to modernise and extend, subject to the necessary planning consents. The accommodation begins with a welcoming entrance vestibule featuring an attractive tiled floor, leading into a reception hall with useful built-in storage and access to the attic. The bright and airy lounge is a particularly appealing living space, enjoying a sunny aspect and a beautiful bay window overlooking the rear garden, creating a peaceful setting in which to relax. The kitchen is fitted with a range of wall and base units, incorporates appliances, and offers space for a dining table and chairs, making it ideal for everyday family living. A door provides direct access to the garden. There are three well-proportioned double bedrooms, all benefiting from fitted wardrobes, while the principal bedroom is enhanced by an attractive bay window. The family shower room is fitted with a shower enclosure, heated towel rail, mirrored storage cabinet and a window providing natural light and ventilation. The rear garden is undoubtedly one of the property's standout features. Exceptionally generous in size, it has been beautifully established with a large lawn, mature trees and shrubs, colourful borders and a delightful summer house, perfect for enjoying warmer days. A garden shed and separate store provide excellent outdoor storage. To the front, the property is complemented by an attractive garden, a private driveway providing off-street parking and convenient side access to the rear. Further benefits include double glazing and Fischer electric heating. Offering a wonderful combination of period character, spacious accommodation, outstanding outdoor space and exciting potential to create a forever home, this is a rare opportunity to acquire a detached bungalow in one of Edinburgh's most popular residential locations.

Key Features

- Entrance vestibule and hallway
- Lounge
- Kitchen
- Three double bedrooms
- Shower room
- Attic
- Double glazing and Fischer electric heating
- Exceptional garden
- Driveway



Craigentinny

The popular Craigentinny area of north east Edinburgh is ideally located within 3 miles of the city centre, and is in close proximity to a number of highly regarded primary and secondary schools. This location is just minutes from Meadowbank Shopping Park, home to a variety of major supermarkets and retail outlets. The recently developed Meadowbank Sports Centre, with its state-of-the-art gym and running track, is also close by. Craigentinny Golf Course is conveniently located within a 5-minute drive. Holyrood Park, home to the famous Arthur's seat, is just a 15-minute walk away and provides great opportunities for walking, cycling and enjoying nature. Craigentinny offers easy access to the well-loved coastal area of Portobello. This vibrant community is renowned for its sandy beach, charming independent shops, restaurants, cafes, coastal walks and water sports. The area offers easy access to the City Bypass and motorway networks, making it ideal for commuters and travel beyond Edinburgh.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge freezer, shed, summer house and store are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£380,000

EPC Rating

F

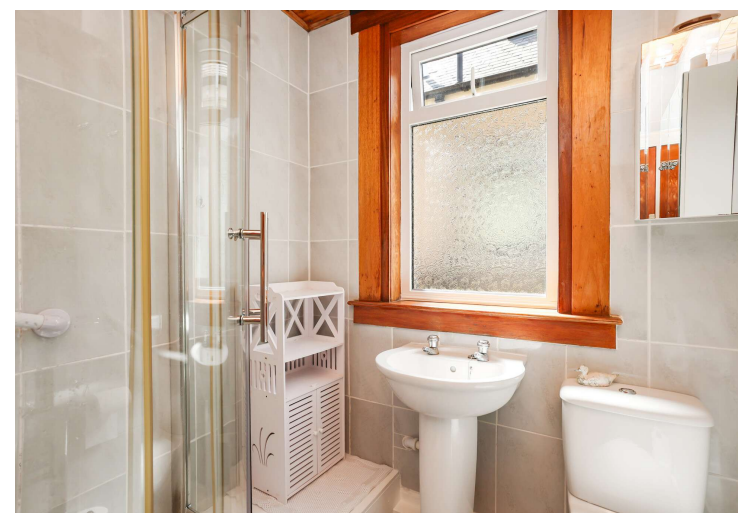
Tenure

Freehold



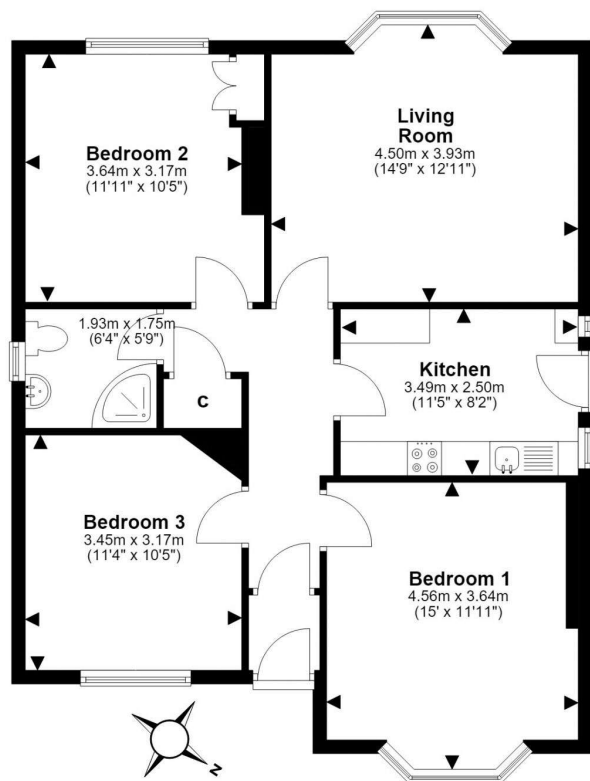
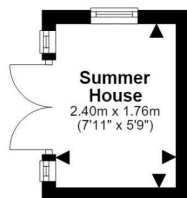


*"An exciting opportunity to acquire
this detached bungalow, with
endless scope
to create your dream
family home"*









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.



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