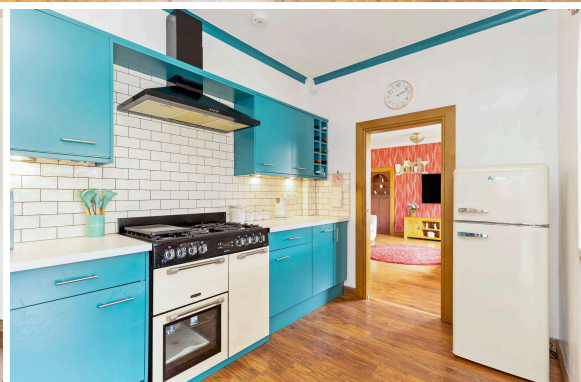
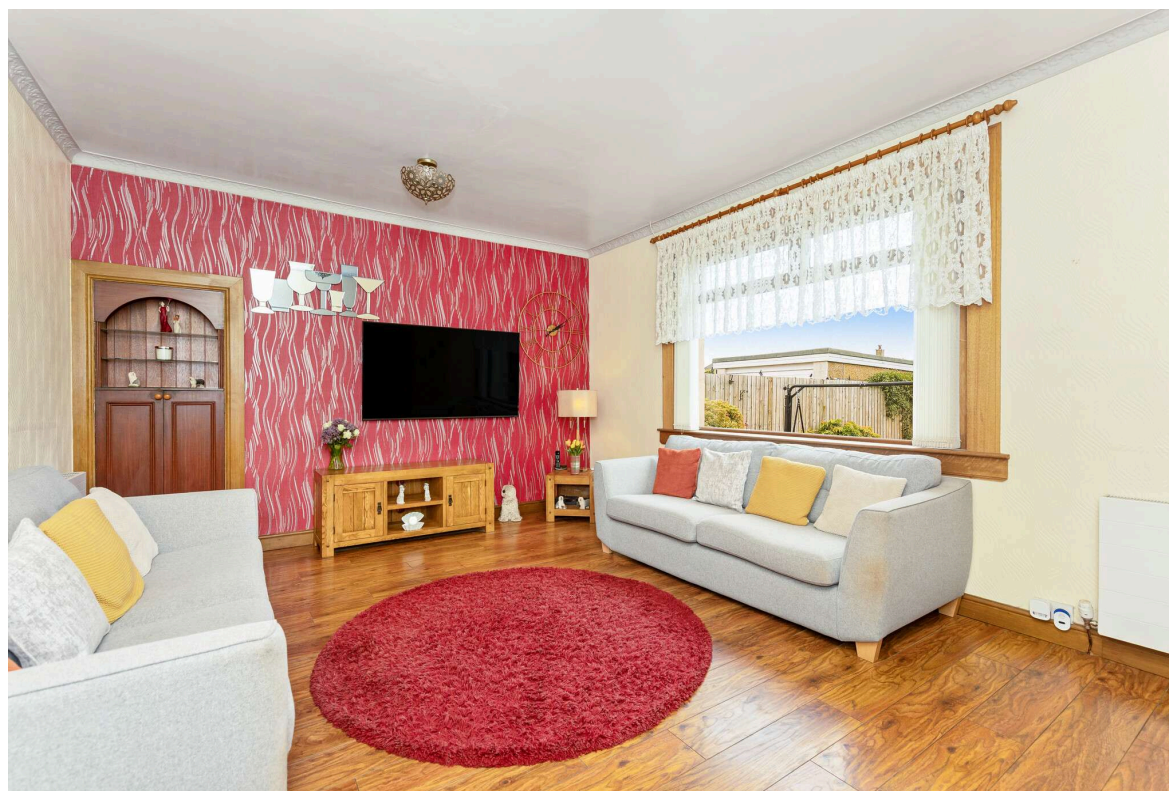




22 Stapeley Avenue
CRAIGENTINNY | EDINBURGH | EH7 6QP


warners
solicitors & estate agents



22 Stapeley Avenue

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Nestled on a quiet street in the heart of sought-after Craigentinny, moments from Portobello beach, Holyrood Park and quick transport links is this immaculately presented and significantly extended detached bungalow. Boasting panoramic views across Arthur's Seat and over the water, a South facing rear garden, a front garden, a wide driveway and garage this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule and hallway, a bright lounge which flows seamlessly through to the contemporary kitchen with attractive units and range cooker and the garden facing dining room with patio doors to the rear garden. There is a bay windowed double bedroom, a second well-proportioned double bedroom, a stylish luxury shower room, an ideal study with carpeted staircase leading up to the ample sized master bedroom with Velux windows that flood the room with an abundance of natural light. Externally the fully enclosed South facing rear garden is a low maintenance haven with artificial turf, a paved section ideal for al fresco dining and colourful plants, trees and flowers.

- Detached bungalow in quiet setting close to the beach
- South facing rear garden, driveway and garage
- Bright lounge, dining room and contemporary kitchen
- Three double bedrooms, stylish shower room and a study.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

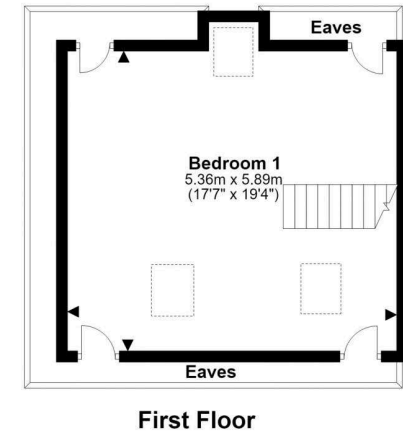
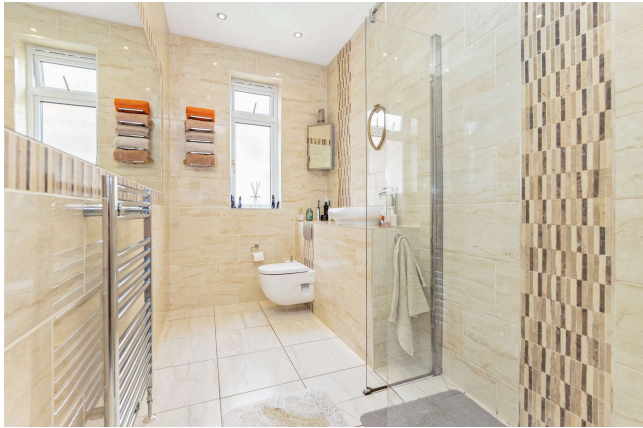


Council Tax F. Energy Rating D.

All fixtures, fittings, integrated kitchen appliances, washing machine, fridge freezer, 3 single beds, 3 televisions, freezer in the garage, garden swing with canopy, wooden garden table with 6 wooden folding garden chairs, a variety of garden tools and all blinds/ shutters and lace curtains 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 cafes, 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.