

102 Craigentinny Road

Craigentinny, Edinburgh, EH7 6RW

VMH ESTATE AGENTS







Excellent semi-detached bungalow with 2 bedrooms, in convenient location

- Spacious sitting/dining room
- Modern kitchen with garden access
- 2 double bedrooms
- Family bathroom with white suite
- Large attic space
- Excellent convenient location
- Patio garden to rear & side
- Front garden & driveway
- Double glazing
- Gas central heating (boiler fitted 2022)

Fixed Price: **£335,000**

D D Freehold

Further information can be found in the home report.

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About the Property

Well-presented semi-detached bungalow, with private gardens and driveway, conveniently located in the popular district of Craigentinny close to excellent amenities and transport links.

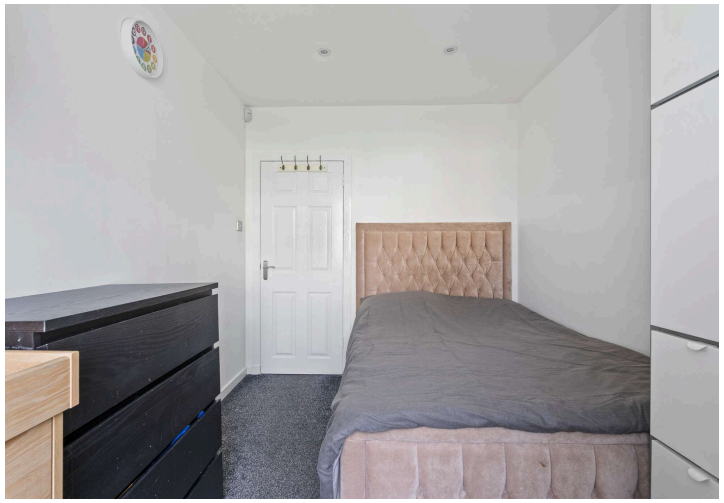
The accommodation comprises an entrance vestibule and welcoming hallway leading to a spacious sitting/dining room and a modern kitchen with direct garden access. Both double bedrooms are well proportioned and the family bathroom features a three-piece white suite. There is a large attic, which has been partially floored with the potential to extend, subject to necessary consents. In addition, there is gas central heating with a new boiler fitted in 2022 and double glazing throughout.

Externally the fully enclosed rear and side garden is laid with easy to maintain patio and benefits from a south facing aspect. The front garden is mainly laid with lawn and there is a monobloc driveway.

Extras

To include all fitted carpets, curtains, curtain pole, blinds washing machine, fridge/freezer, in addition to the integrated appliances - oven, gas hob & extractor hood, and the two garden sheds.

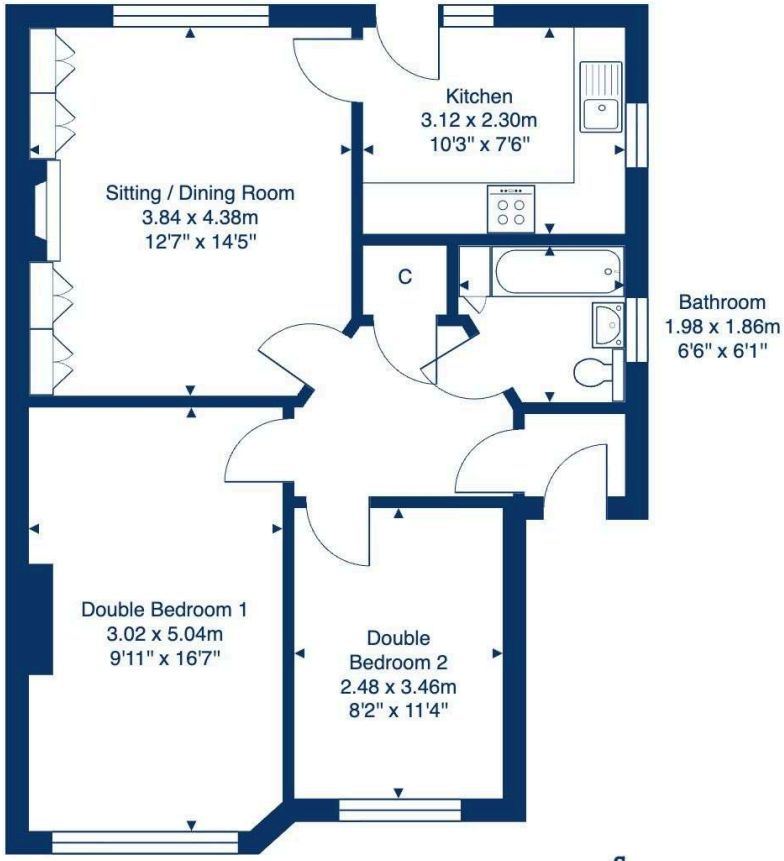






Floor Plan

102 Craigentinny Road, Edinburgh, EH7 6RW



Ground Floor

Total Area: 61.0 m² ... 656 ft²

All measurements are approximate and for display purposes only.

Location

Lying north-east of Edinburgh, the suburb of Craigentinny is less than three miles from the city centre and neighbours the seaside suburb of Portobello. The area is in easy reach of numerous shopping facilities, including Meadowbank Shopping Park and Portobello's delightful selection of independent shops, cafes and eateries In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms. Craigentinny enjoys access to excellent transport links, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network, as well as the Edinburgh Royal Infirmary. There are excellent state schools near by and many of the capital's reputable independent schools are also easily accessible.



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