

COULTERS[©]

1 SYDNEY TERRACE

CRAIGENTINNY, EDINBURGH, EH7 6SR

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

1 Sydney Terrace is an elegant, beautifully presented, detached three-bedroom bungalow, perfectly blending comfort and modern living in the heart of Craigentenny. This gorgeous property features a wraparound private garden to the front and side in addition to a rear courtyard, as well as a private driveway and garage.

The wide bay windowed sitting room is a sophisticated, welcoming space, flooded with natural light and benefitting from a gorgeous log-burner which creates a delightful focal point in the room. A picture rail and open press cupboard add character and charm.

KEY FEATURES



Beautifully presented, spacious and bright detached bungalow.



Three delightful double bedrooms.



Private front and gardens with rear courtyard.



Single garage and driveway.



Located in the popular residential area of Craigentenny.



Within a short walk of Portobello beach.



EPC Rating - D



Council Tax Band - G



The heart of the home is the impressively spacious, stylish kitchen dining room. At one end, wall and base mounted cabinetry provide plenty of storage space, incorporating an electric hob, double oven, fridge/freezer, washing machine and dishwasher. At the other end of the room, there is plenty of space for a large dining table and chairs, perfect for entertaining family and friends.

The engaging, spacious double bedroom one is filled with more natural light from a bay window and has an open, shelved press cupboard. Double bedroom two benefits from fitted mirrored wardrobes which bounce in yet more light. The third double bedroom is also bright and currently doubles up as a home working space.





CONTINUED...

The sleek, modern bathroom has a bath (with shower over), WC and wash hand basin.

Overhead there is a large attic space which runs the length of the house.

Additional benefits of this property include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

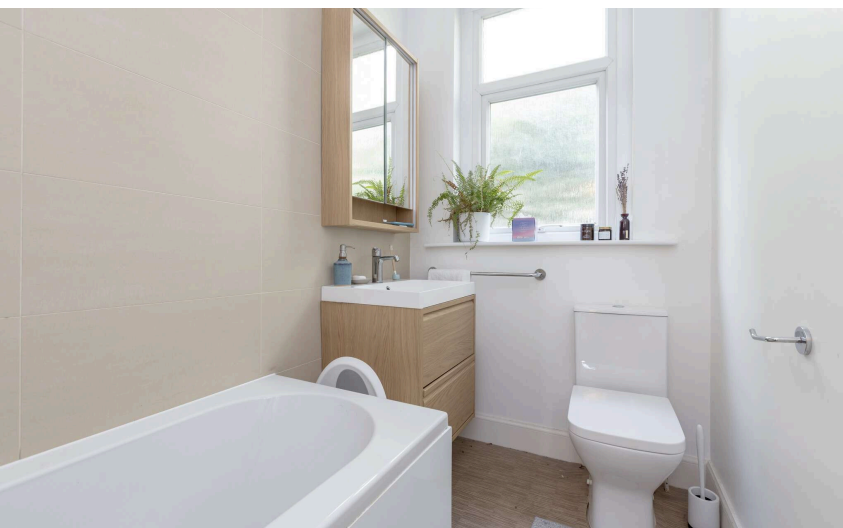
Externally, there is a path from Sydney Terrace leading up to the front door, flanked with planting either side.

A large lawn extends around to the side, planted with Apple, Pear and Cherry trees, along with high hedges adding privacy. To the rear is a courtyard which can be directly accessed from the garden.

The home also benefits from a private driveway and single garage. Unrestricted parking is available on the street outside.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







THE LOCAL AREA

Craigentenny is a charming residential area located a short distance to the east of Edinburgh's City Centre. Local shopping can be found on Craigentenny Road including a pharmacy and convenience store and there is also a large Morrison's supermarket just along the road.

Portobello, which is situated nearby, has a larger range of shopping facilities including an Aldi supermarket. Portobello's wonderful Promenade and Beach are also within easy reach as are the swimming pool and Tumbles Gym.

Fort Kinnaird Retail Park, which has a wide variety of high street retailer including Marks & Spencer, Boots and Next, is within a short drive and there is also a large Asda at The Jewel.

The recently refurbished Meadowbank Sports Centre is close by offering a gym and fitness classes.

Craigentenny has excellent bus links into the City Centre.

The property is in catchment for Craigentenny Primary School, St Ninian's RC Primary School, Leith Academy and Holy Rood RC High School.

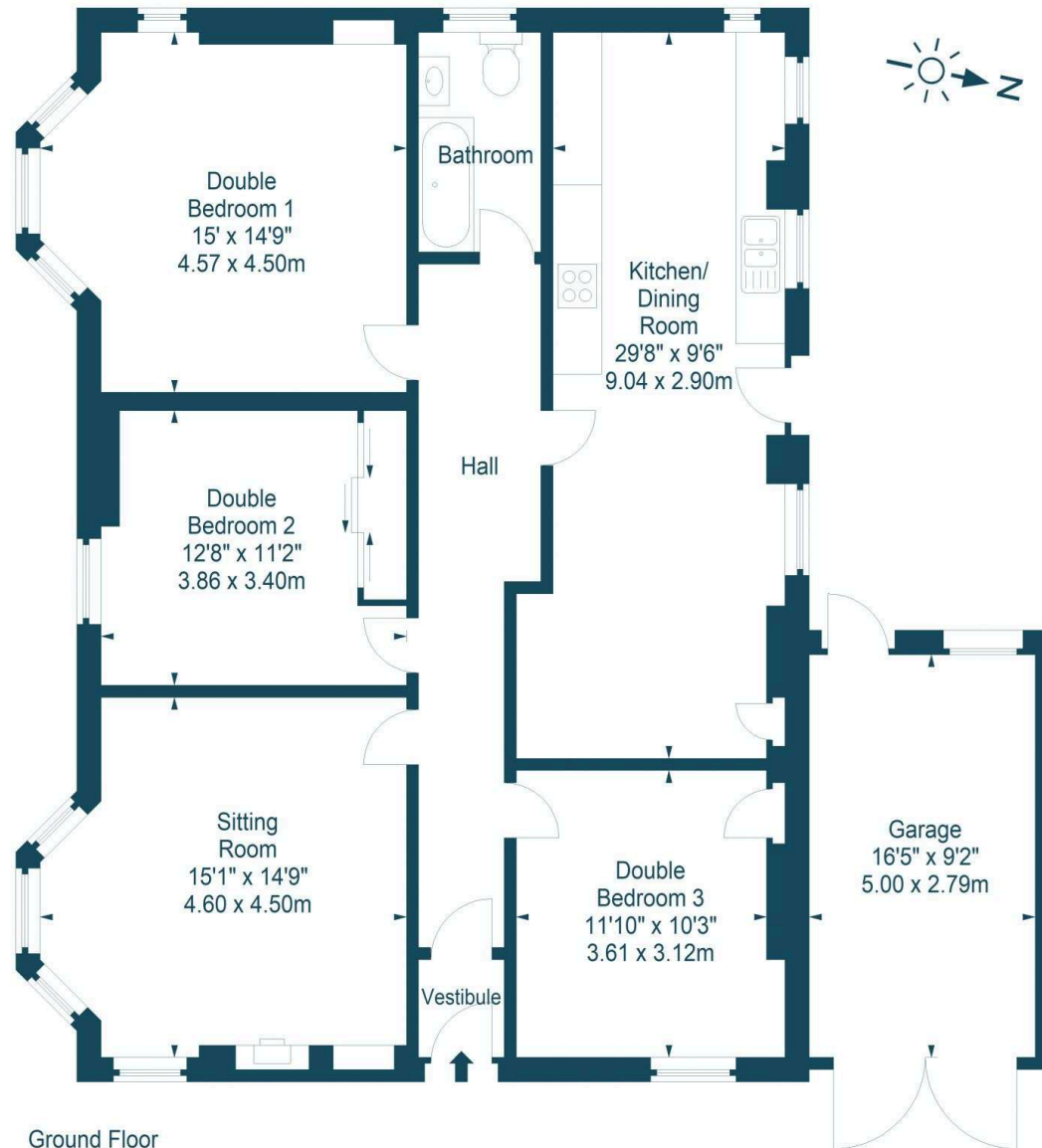


Sydney Terrace,
Edinburgh,
Midlothian, EH7 6SR



Approx. Gross Internal Area
1213 Sq Ft - 112.69 Sq M
Garage

Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M
For identification only. Not to scale.
© SquareFoot 2026



GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.