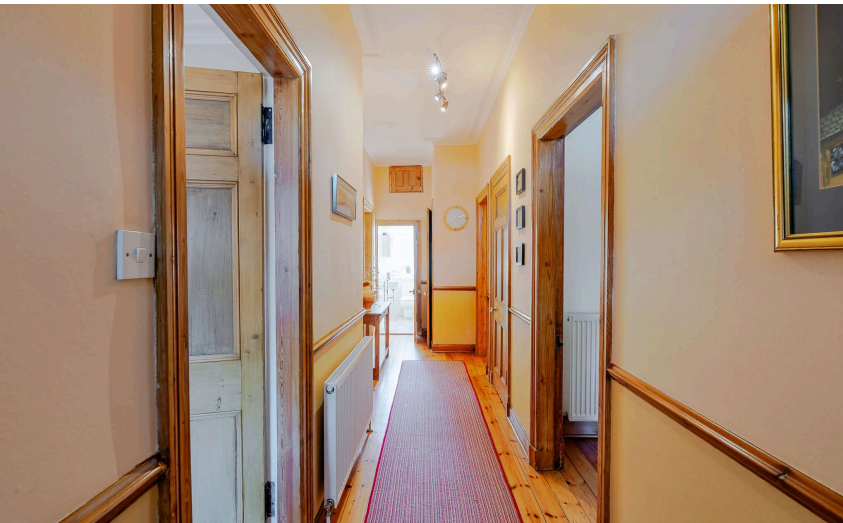


COULTERS[©]

116 MOIRA TERRACE

CRAIGENTINNY, EDINBURGH, EH7 6TG

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This charming lower villa presents a wonderful opportunity to acquire a beautifully proportioned home, blending period character with practical modern living.

At the heart of the home is a generously sized sitting room, featuring a striking bay window that overlooks the front garden and fills the space with natural light. The room retains a wealth of original features, including elegant cornicing, a traditional Edinburgh press, and a feature fireplace, creating a warm and inviting setting.

To the rear, the property offers a spacious and highly sociable dining kitchen, thoughtfully designed with an array of integrated appliances, extensive cupboard storage, and ample worktop space. A useful pantry cupboard enhances the practicality of the room, while the layout makes it ideal for both everyday living and entertaining. Leading off the kitchen is a separate utility room, providing further storage and direct access to the private rear garden.

KEY FEATURES



Bright and spacious lower villa.



Two double bedrooms.



Private garden with south facing aspect.



Unrestricted onstreet parking.



Within walking distance of Portobello.



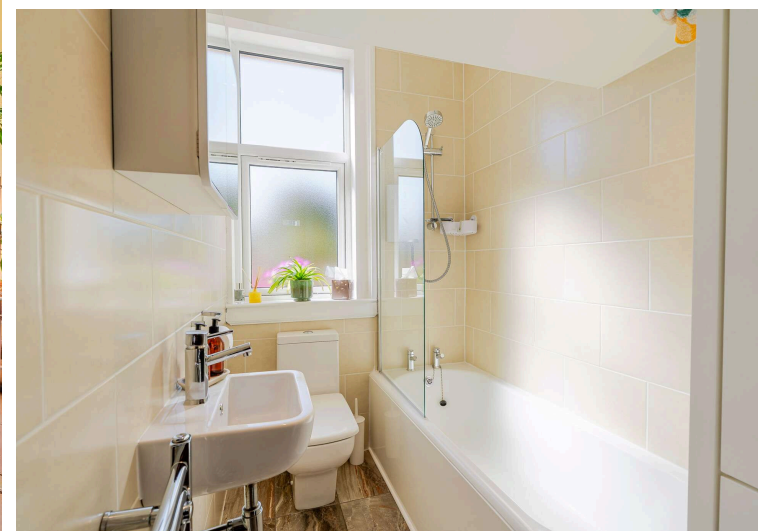
Excellent local amenities nearby.



EPC Rating - C



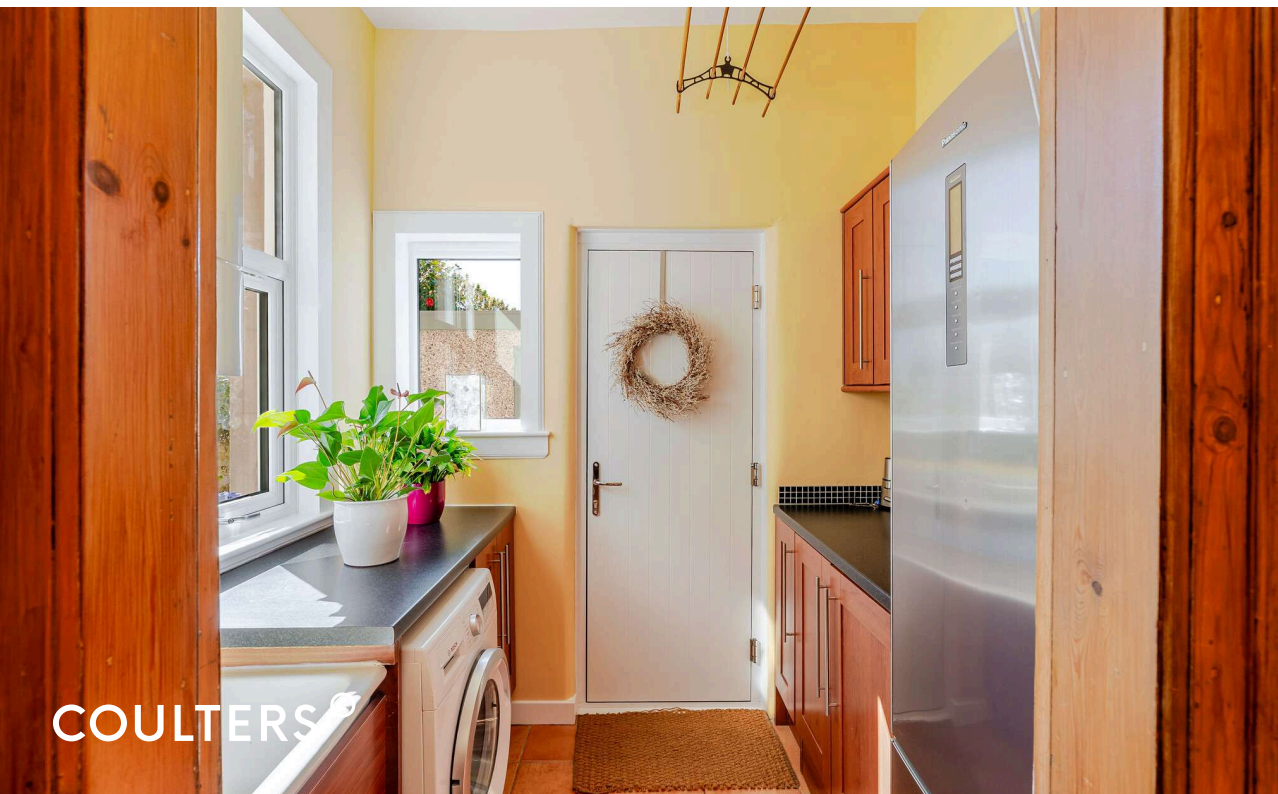
Council Tax Band - D



The accommodation continues with two well-proportioned double bedrooms, alongside a versatile study that is perfectly suited for home working. The bathroom is fitted with a contemporary three-piece suite, fully tiled and complete with an overhead shower.

Externally, the property benefits from private gardens to both the front and rear. The rear garden is particularly appealing, enjoying a south-facing aspect that creates a true sun trap. Beautifully maintained, it features a paved dining area, a well-kept lawn, and a large shed for additional storage. A gate at the end of the garden provides convenient access to a shared path. Unrestricted on-street parking is available to the front of the property, adding to the overall convenience of this appealing home.





THE LOCAL AREA

Craigentiny is a desirable residential area located a short distance to the east of Edinburgh's City Centre. Local shopping can be found on Craigentiny 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. Craigentiny has excellent bus links into the City Centre.

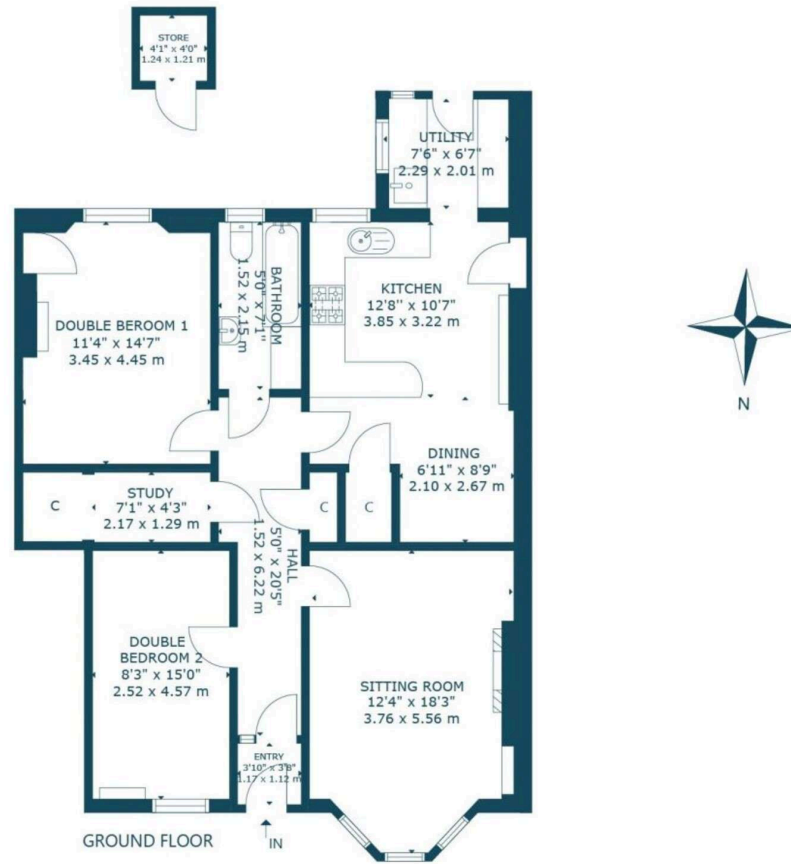
EXTRAS

All curtains, blinds, light fittings and fitted floor coverings are included in the sale price. The Euffy security system is not included in the sale.

HOME REPORT VALUATION: £410,000



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116 MOIRA TERRACE, CRAIGENTINNY, EDINBURGH, EH7 6TG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,036 SQ FT / 96 SQ M
 STORE 16 SQ FT / 2 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.