

COULTERS[©]

16 SYDNEY TERRACE

CRAIGENTINNY, EDINBURGH, EH7 6SL

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

16 Sydney Terrace is a beautifully presented terraced home with private gardens and a bespoke garden room, peacefully situated within the popular residential area of Craightinny. Thoughtfully reconfigured, the property offers bright and flexible accommodation perfectly suited to modern living, while retaining an array of charming period features throughout. Ideally positioned close to Portobello Beach, Leith, and Edinburgh City Centre, this is a superb home in a highly convenient setting.

KEY FEATURES



A tastefully presented terraced home situated within Craightinny.



Three bedrooms.



Large and well maintained private rear garden.



Unrestricted on-street parking.



Within walking distance of Portobello amenities.



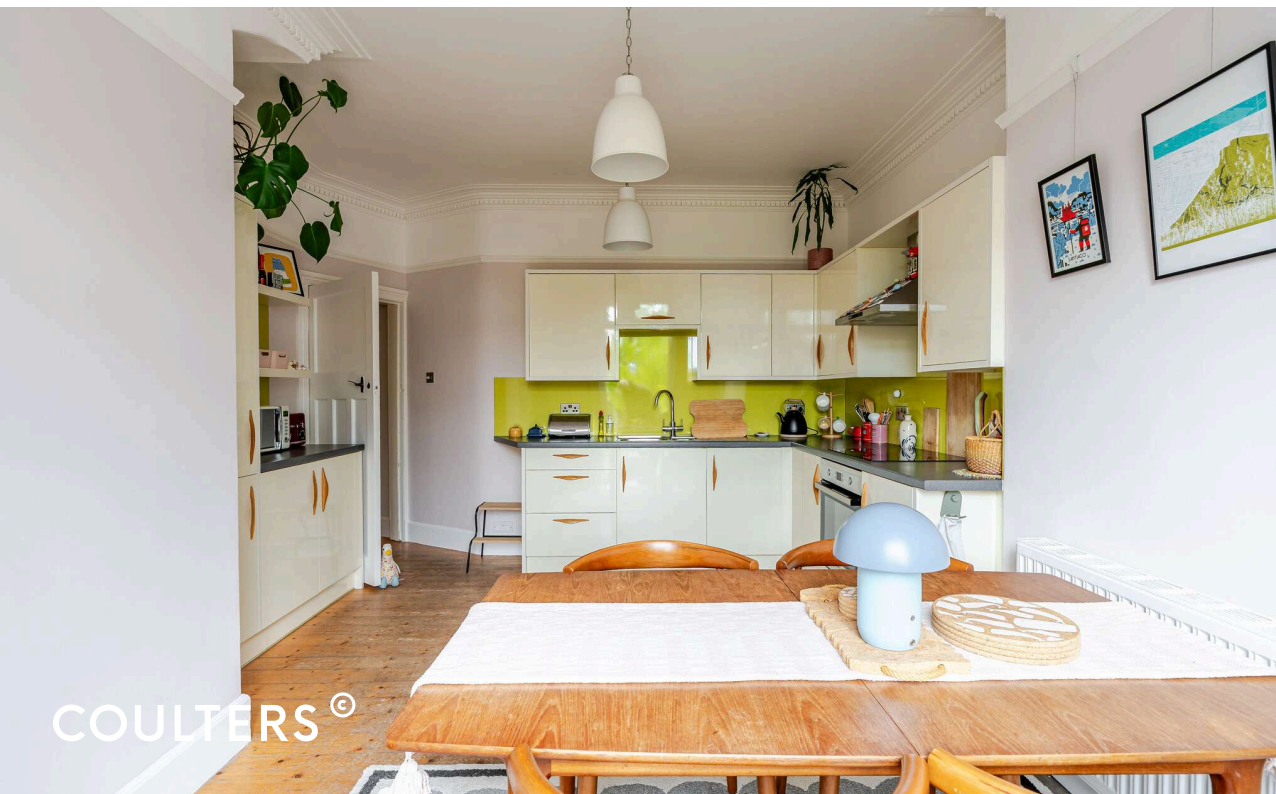
Excellent transport links to Edinburgh City Centre.



EPC Rating - D



Council Tax Band - E





The elegant bay-windowed sitting room is flooded with natural light and features intricate cornicing, stripped wooden flooring, a cast iron fireplace, and traditional Edinburgh press. To the rear, the stylish open-plan dining kitchen forms the heart of the home, with French doors opening onto the decking and landscaped rear garden. A separate utility room and ground floor WC add further practicality. Upstairs, the spacious principal bedroom is bright and beautifully presented, while two further generous double bedrooms include one enjoying lovely views towards Arthur's Seat. A contemporary family bathroom completes the accommodation.

Externally, the property enjoys a neat front garden and an enclosed rear garden with lawn, decking, and sandstone paving, along with a superb bespoke garden room with power and Wi-Fi, ideal for home working. Further benefits include gas central heating, double glazing, a security alarm system, and unrestricted on-street parking.





THE LOCAL AREA

Craigentinny is a charming residential area located a short distance to the east of Edinburgh's City Centre. Local shopping can be found on Craigentinny 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.

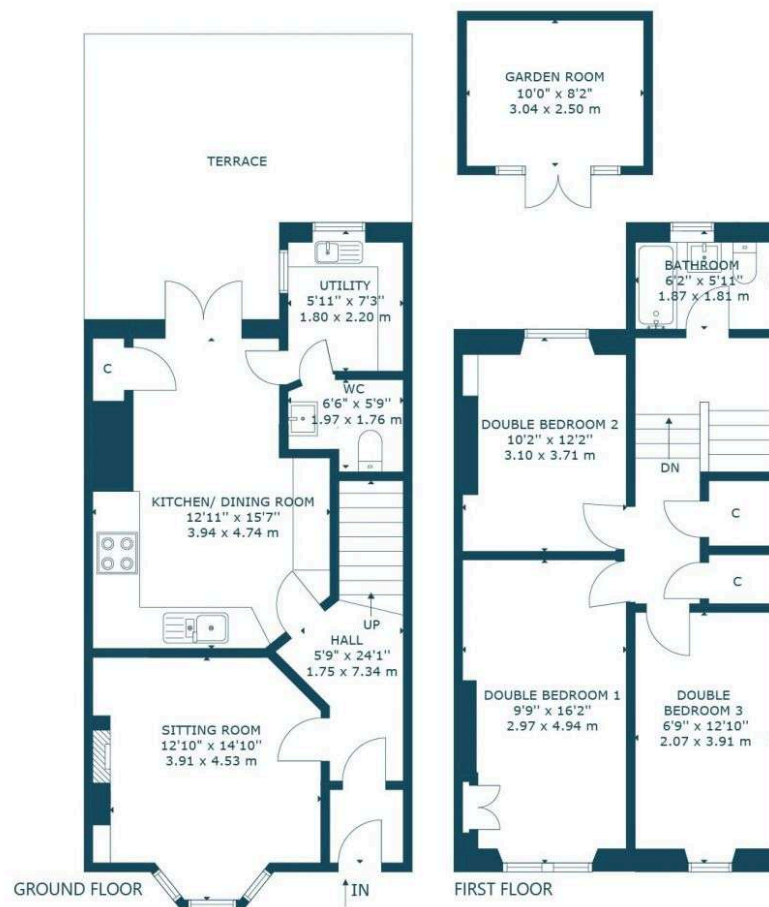
Fort Kinnaird Retail Park, which has a wide variety of high street retailer including Marks & Spencer, Boots and Next, is within a short drive and there is also a large Asda at The Jewel. The recently refurbished Meadowbank Sports Centre is close by offering a gym and fitness classes. Craigentinny has excellent bus links into the City Centre. The property is in catchment for Craigentinny Primary School, St Ninian's RC Primary School, Leith Academy and Holy Rood RC High School.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Curtains are not included within the sale.







16 SYDNEY TERRACE, EDINBURGH, EH7 6SL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,126 SQ FT / 104 SQ M
 STORAGE 82 SQ FT / 8 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

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.