



CLANCYS

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75 Wakefield Avenue,

Edinburgh, EH7 6TP



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FREEHOLD

Description

An excellent opportunity has arisen to acquire this versatile 3-bedroom detached bungalow, superbly situated within an established sought after residential area of Craighentinny, close to good local day to day amenities and is well placed for convenient access to the City Centre and surrounding areas by way of good public transport. The property is now in need of some upgrading and cosmetic works. The property comprises; an entrance vestibule, hallway, living/dining room, fitted kitchen with sunroom off, three good sized bedrooms and bathroom with shower over the bath. The property benefits from gas central heating, double glazing, good storage facilities including a large, floored attic. There are private well-maintained gardens to the front and rear and a driveway to the front. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and potential this property has to offer.

Location

Craighentinny is a popular residential area located to the east of Edinburgh. There are good local shopping facilities, schooling for all ages, and regular bus services provide access to most parts of the city. A large Morrisons supermarket is a short walk away. Close by is Meadowbank Retail Park and the shops of Portobello High Street, while a little further afield is Asda at The Jewel and Fort Kinnaird with its selection of high street stores. Portobello beach and promenade is also within easy walking distance. Access to Edinburgh City Centre is found on all the major bus routes, with Ocean Terminal and the fashionable Shore area of Edinburgh also within easy reach.

Extras

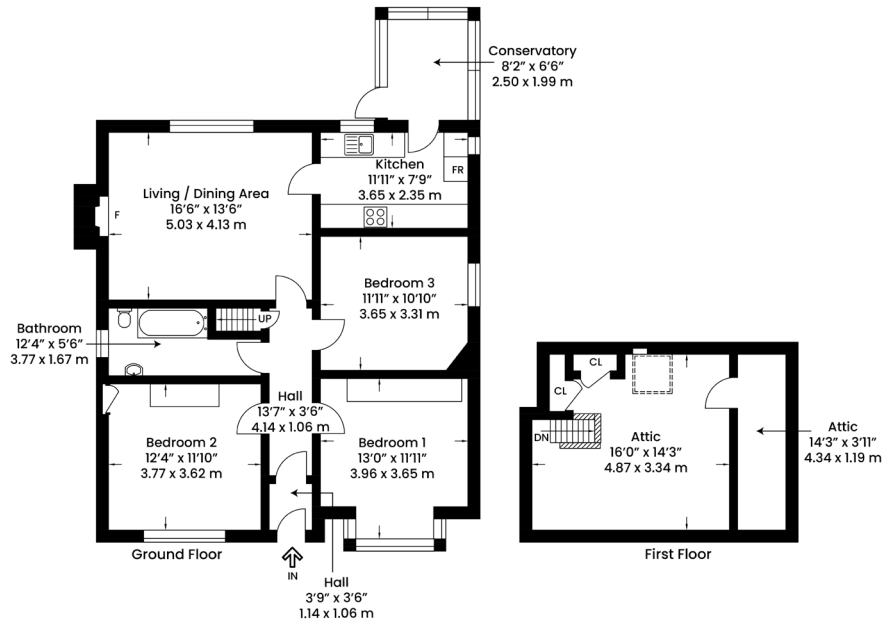
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances and that the property is being sold as seen.

Features

- Entrance vestibule
- Hallway
- Living/Dining room
- Kitchen
- Sunroom
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Good storage facilities including large, floored attic
- Private gardens to the front and rear
- Driveway
- EPC rating - D
- Council Tax Band - F
- Tenure - Freehold







vistaBee
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 110927)
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