



91 Craigentenny Avenue
Edinburgh, EH7 6RH

A

"traditional three-bedroom detached bungalow offering an exceptionally spacious and flexible family home"

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- LIVING/DINING/KITCHEN
- UTILITY ROOM
- STUDY
- BEDROOM ONE (DOUBLE)
- EN-SUITE BATHROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY
- FRONT & REAR GARDENS
- EXTERNAL STORE ROOM









LOCATION

Craigentinny is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnauld Retail Park.

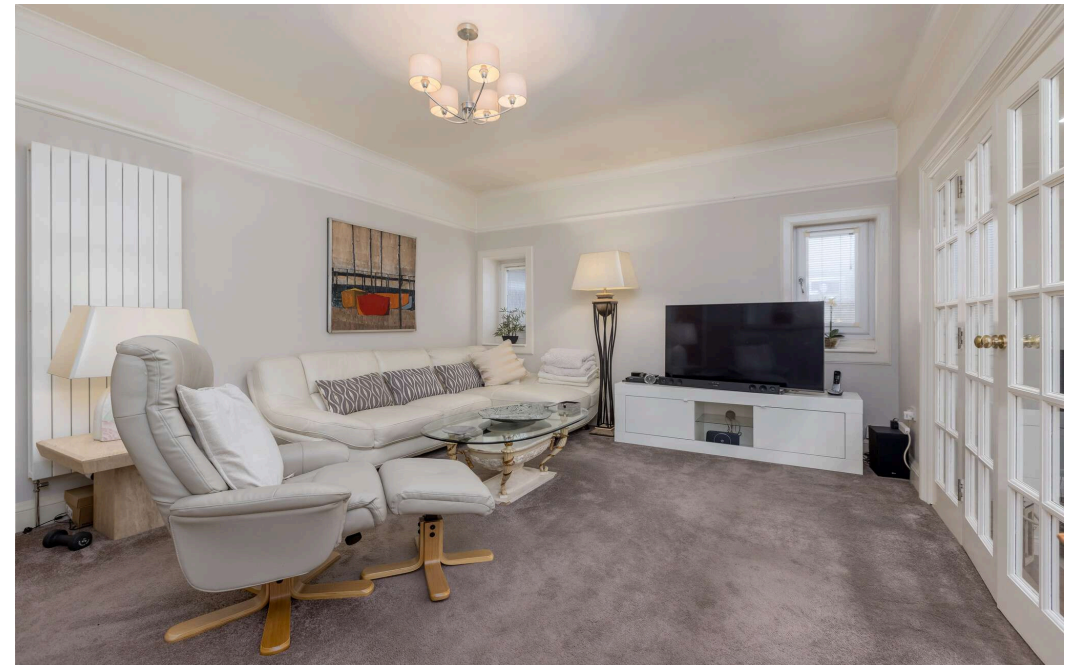
The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane and Newcraighall railway stations connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

91 Craigentinny Avenue is a traditional three-bedroom detached bungalow offering an exceptionally spacious and flexible family home over two levels. This family home is characterised by a contemporary semi-open-plan layout, stylish interiors and excellent outdoor space.

Passing by a neat front garden and driveway, the front door opens into a practical entrance vestibule. A solid wooden oak door then leads into a bright central hall immediately creating a warm, homely ambience. The accommodation comprises: sitting room leading through to an impressive open plan living room and dining kitchen. The kitchen is the perfect space for cooking, dining and socialising and is fitted with two ovens, gas hob and extractor fan; impressive large utility room with space for appliances and door leading to the side of the property; two double bedrooms at the front of the property; shower room with large walk in shower and a study with stairs leading to the master bedroom with modern en-suite bathroom.

Further benefits include gas central heating, double glazing, external store room, driveway with space for multiple cars, easily maintained front garden and a fully enclosed rear garden mainly laid to lawn with garden shed and surrounded by mature shrubs and trees.

The energy efficiency rating for this property is band D









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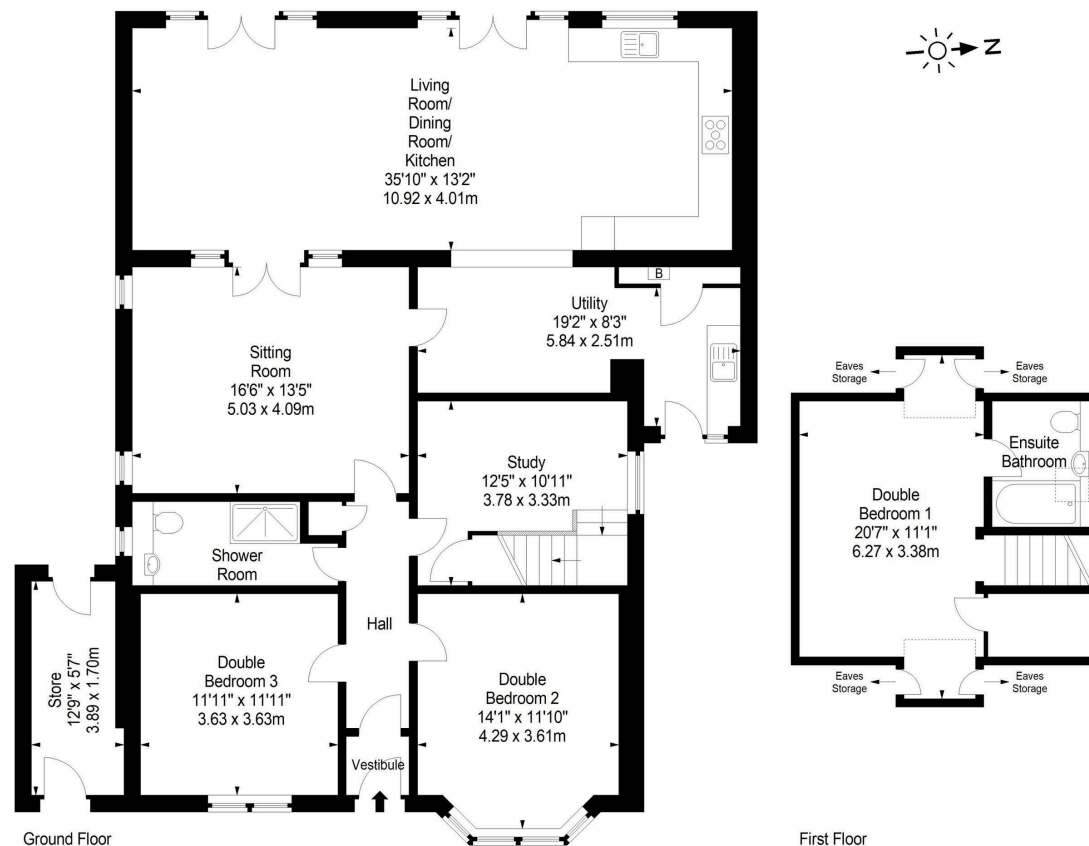


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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

Craighentenny Avenue,
Edinburgh,
Midlothian, EH7 6RH



Approx. Gross Internal Area
1804 Sq Ft - 167.59 Sq M
Store
Approx. Gross Internal Area
66 Sq Ft - 6.13 Sq M
For identification only. Not to scale.
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