



lindsays

71 Craigentenny Avenue
Craigentenny, EH7 6PU

"an attractive detached family home which benefits from a fully enclosed rear garden, garage & driveway"

- Sitting room
- Conservatory
- Dual aspect dining kitchen
- Three double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Garage & driveway
- Fully enclosed rear garden

EPC Rating E

OFFERS OVER £370,000



Description

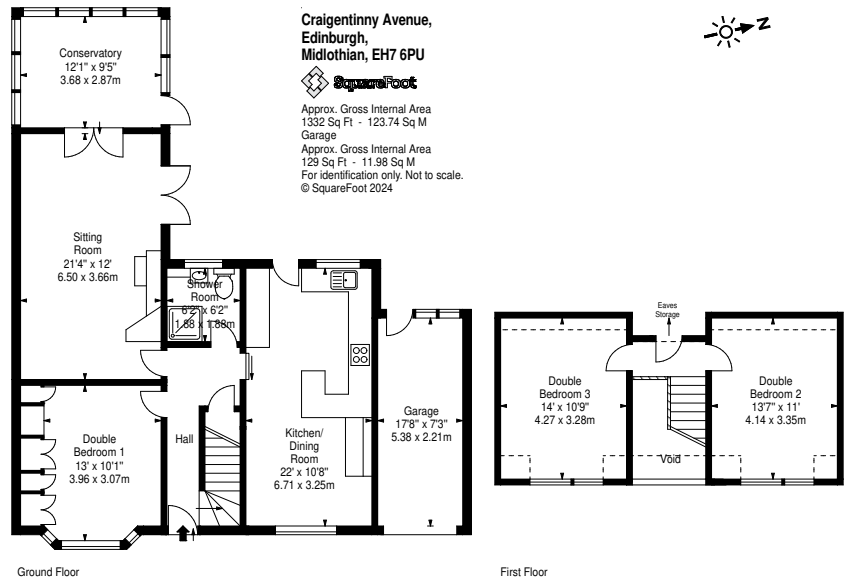
An attractive detached house which benefits from a garage and driveway, situated in the popular residential area of Craigentenny. This delightful property offers a superb family home which now requires some modernisation and upgrading, offering the opportunity to create a stylish home in a sought after location. In brief the accommodation comprises; hall, sitting room with French doors to the garden and doors to the conservatory, conservatory enjoying a lovely outlook over the fully enclosed rear garden, dual aspect dining kitchen with door to the rear garden, master bedroom with built in wardrobes, two further double bedrooms, and shower room.

Area

The property is located in the highly popular residential area of Craigentenny, close to the seaside town of Portobello. Local shopping amenities are easily accessible with a Morrisons Supermarket nearby and Meadowbank Retail Park offering many major retail outlets including a Sainsbury's. Further shopping can be found a short drive away at Kinnaird Retail Park with Cinema and Restaurants. Holyrood Park and Arthur's Seat provide a lovely setting for walks. Further leisure activities are catered for at nearby Meadowbank Sports Stadium. There are good schools within the area from nursery to senior level. The property is ideally situated for access to the City Centre and the City Bypass which provides excellent transport links across Edinburgh and to Central Scotland's wider motorway network.

Viewing

By appointment contact Lindsays on 0131 229 4040



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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.