










Fixed Price

£150,000

33/2 Findlay Avenue

Craigentiny | Edinburgh | EH7 6EY

Offering an ideal first-time-buy this bright upper villa enjoys views of Arthur's Seat and has spacious two bedroom accommodation and a private garden, quietly located in popular Craigentiny.

-  2 Bedrooms
-  1 Reception Room
-  1 Bathrooms
-  Private gardens
-  Free on-street parking
-  EPC Rating – D
-  Council Tax Band – B



Description

The property is offered for sale in move in condition with the well-presented accommodation briefly comprising: entrance hallway, generous twin windowed reception room with attractive open outlook to Arthur's Seat, modern fitted kitchen with integrated oven and hob with the new washing machine and fridge freezer also included, large principle bedroom with twin windows to the front, second double bedroom also to the front and stylish bathroom with mains pressure shower to the rear. Benefits on offer include gas central heating and full modern upvc double glazing.



Extras

The kitchen appliances including the newly purchased washing machine, fitted floor coverings, light fittings, window blinds, curtains and the garden shed are to be included in the sale.

Gardens & Parking

The property benefits from a good-sized private garden enjoying a sunny westerly aspect with lawn and patio areas, ideal for relaxing and entertaining during the warmer months. A shed offers useful storage space for garden furniture and tools and is included in the sale. In addition to the private garden there is a large shared drying green. Ample free on street parking is available.

Viewing

Please contact Neilsons on 0131 625 2222





Location

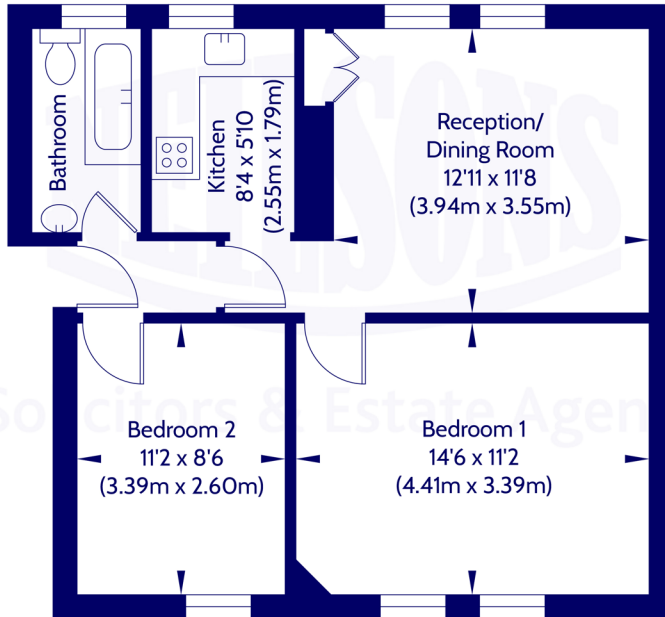
Findlay Avenue is a wide and peaceful residential street in the popular and established district of Craigentenny, approximately 2 miles east of Edinburgh City Centre. Local shops and services provide for day-to-day needs within easy walking distance of this property, with a choice of nearby supermarkets including Morrisons and Sainsburys. Excellent local bus services provide swift access to the city centre and surrounding areas, including Edinburgh's popular seaside district, Portobello. Well-regarded local schooling is available from nursery to secondary level and a wide choice of sporting and recreational facilities can be found close by, including the new international-standard Meadowbank Sports Centre.

First Floor

Approx. Internal Area 51.93 Sq M / 559 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2023



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

