



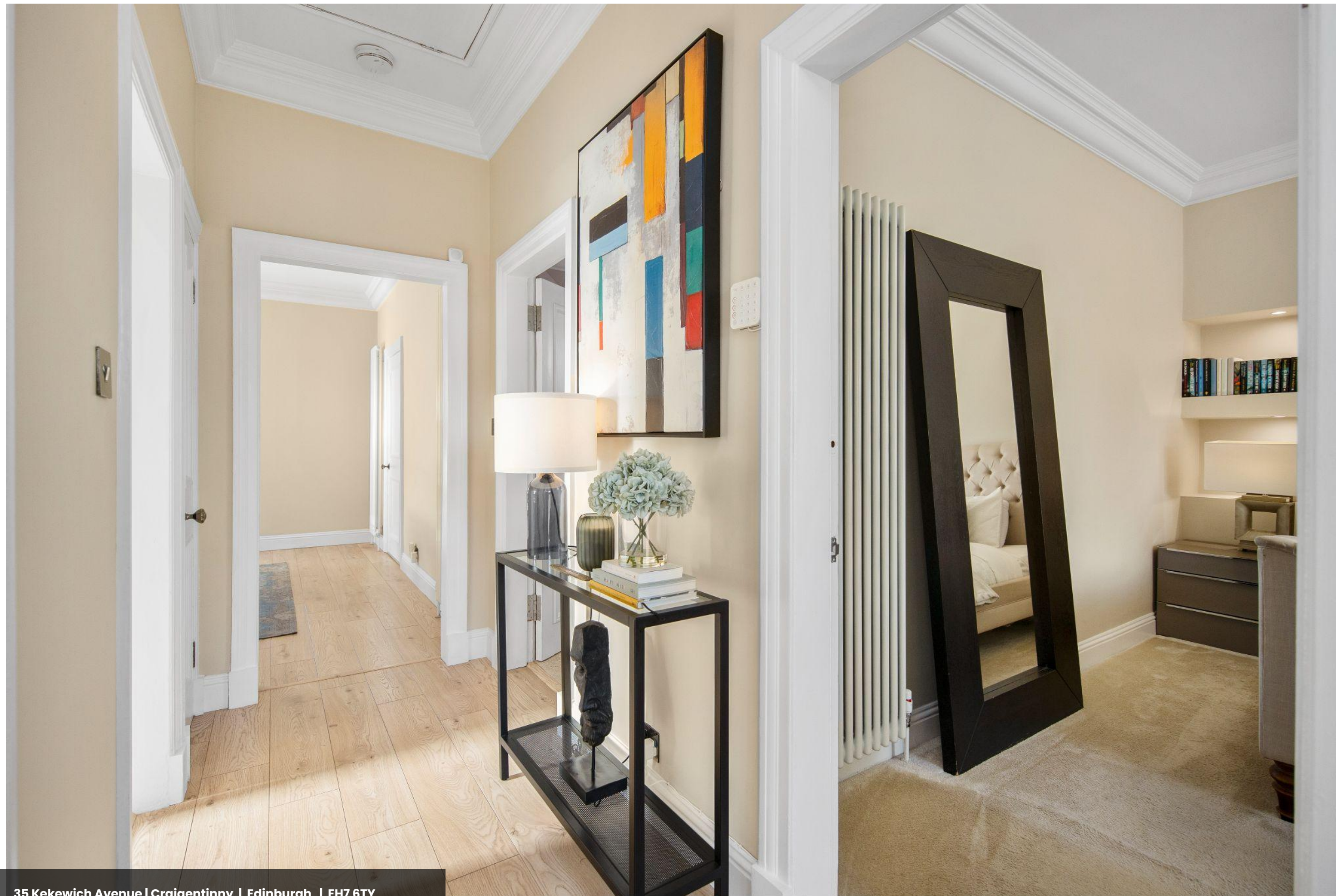
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**35 Kekewich Avenue**  
CRAIGENTINNY | EDINBURGH | EH7 6TY





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## Exquisitely Renovated Detached Home in Craigentinny, Edinburgh

Discover this stunning, detached corner-plot home located in the highly desirable Craigentinny area, just minutes from both the city centre and the beach. Impeccably renovated to the highest standard, this three-bedroom home offers an exceptional blend of luxury and functional living.

Step into a bright, triple-aspect living and dining area with sliding doors open to a sunny southwest-facing private garden. The state-of-the-art, fully fitted modern kitchen is perfect for entertaining, complete with high-spec integrated appliances and a separate utility room. Each of the three double bedrooms features spacious wardrobes, while the fully floored attic provides abundant storage and potential for further development (subject to planning).

The high-spec bathroom boasts premium finishes, including Burgbad, Duravit, and Hansgrohe fixtures. Natural light flows throughout the house, offering a serene and private atmosphere.

This home seamlessly combines contemporary design with practical living, making it ideal for families and those who love entertaining. With ample storage and thoughtfully designed spaces, this move-in-ready property is a rare find in this sought-after area.

**PRICING & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232



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## Interior Highlights:

- A new designer kitchen features NEFF appliances, perfect for everyday family meals and entertaining.
- Two tasteful extensions enhance the character of the building while providing extensive additional open-plan living space and utility area with garden access.
- The high-spec bathroom, sourced from the renowned Victor Paris in Edinburgh, is a sanctuary of luxury and relaxation.
- The attic has been fully floored and insulated, offering additional storage or potential for future development.
- Bay windowed front facing spacious double bedroom with bespoke shelving. All 3 double bedrooms benefit from extensive wardrobe storage.
- Elegant large cornicing, a rare architectural detail for the area, adds a touch of grandeur to the living spaces.
- Fully updated water mains, high-spec electrics, and replaced plumbing ensure the highest standard of safety and efficiency.
- Every inch of the home has been plastered and professionally painted, offering a pristine, move-in-ready space.
- Enhanced with a full 360-degree security system, including a Ring doorbell, for peace of mind.
- Extras include (Integrated Fridge freezer, integr oven, integr microwave + drawer, integr washing machine, integr dryer, Custom made curtains. Other items of furniture may be available by separate negotiation (Wardrobes, Master bedroom & Dining room Mirror and Dining room chandelier)
- EPC Rating C.

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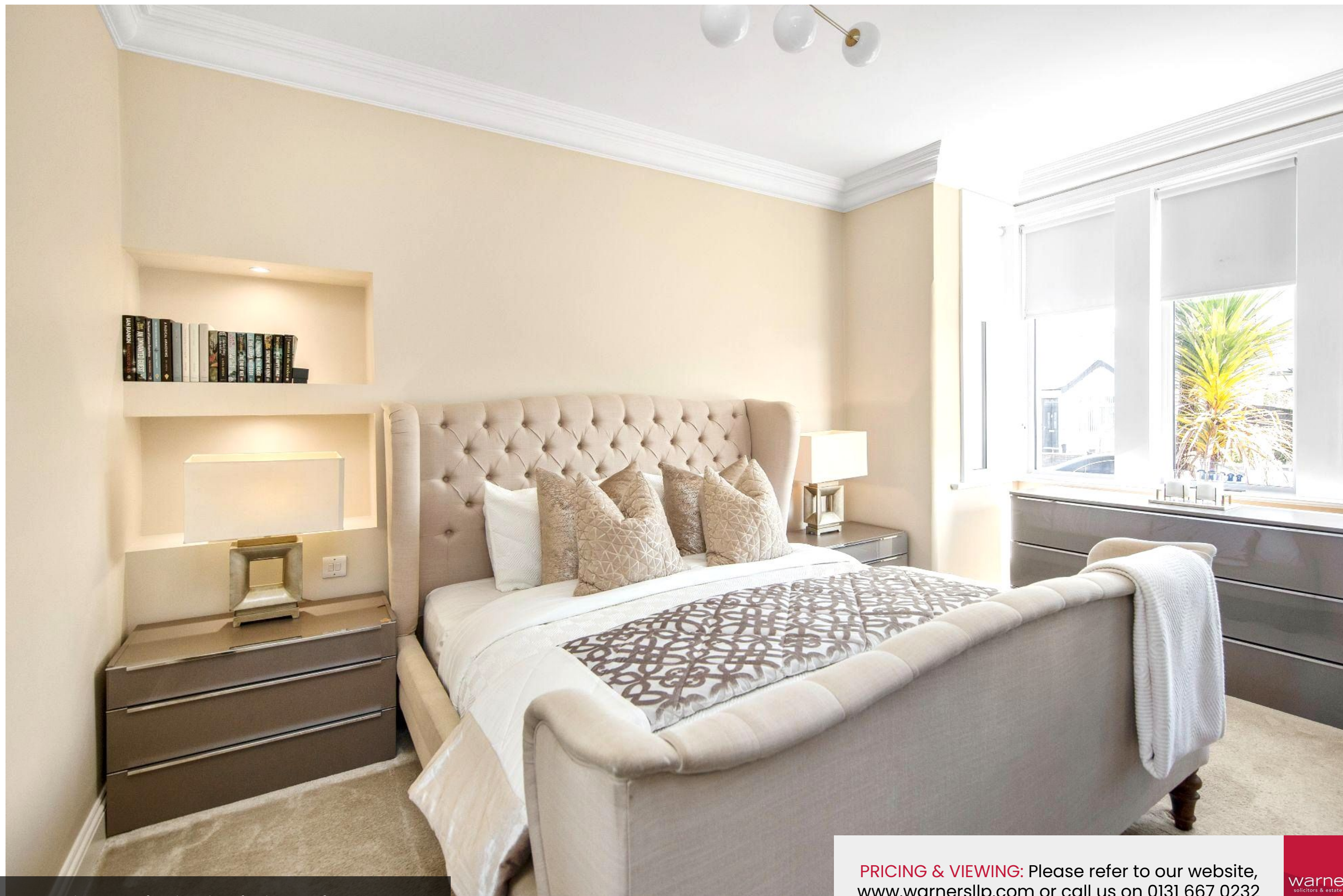
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## Outdoor Elegance:

- The grounds have undergone extensive renovation with no expense spared to create a sleek, expansive garden space perfect for relaxing or entertaining.
- A new outbuilding for storage, built with high-spec materials, offers substantial storage, while dedicated bin/bike/hose, etc. storage areas ensure practicality without compromising aesthetics.
- Premium porcelain paving and low-maintenance artificial grass make this outdoor space both stylish and easy to care for.
- Custom reinstated mullions to the front windows, creating a striking façade.
- High-quality (Baumit) 4 stage silicone render system and (Hargreaves Foundry) cast iron premium gutters provide lasting durability and an immaculate exterior appearance.

This property is not just a house but a lifestyle. Whether you're a family seeking a low-maintenance, luxurious home or a discerning buyer looking to entertain and enjoy life in a peaceful setting, this home offers the perfect blend of elegance and practicality—all within a ten-minute walk to the beach.

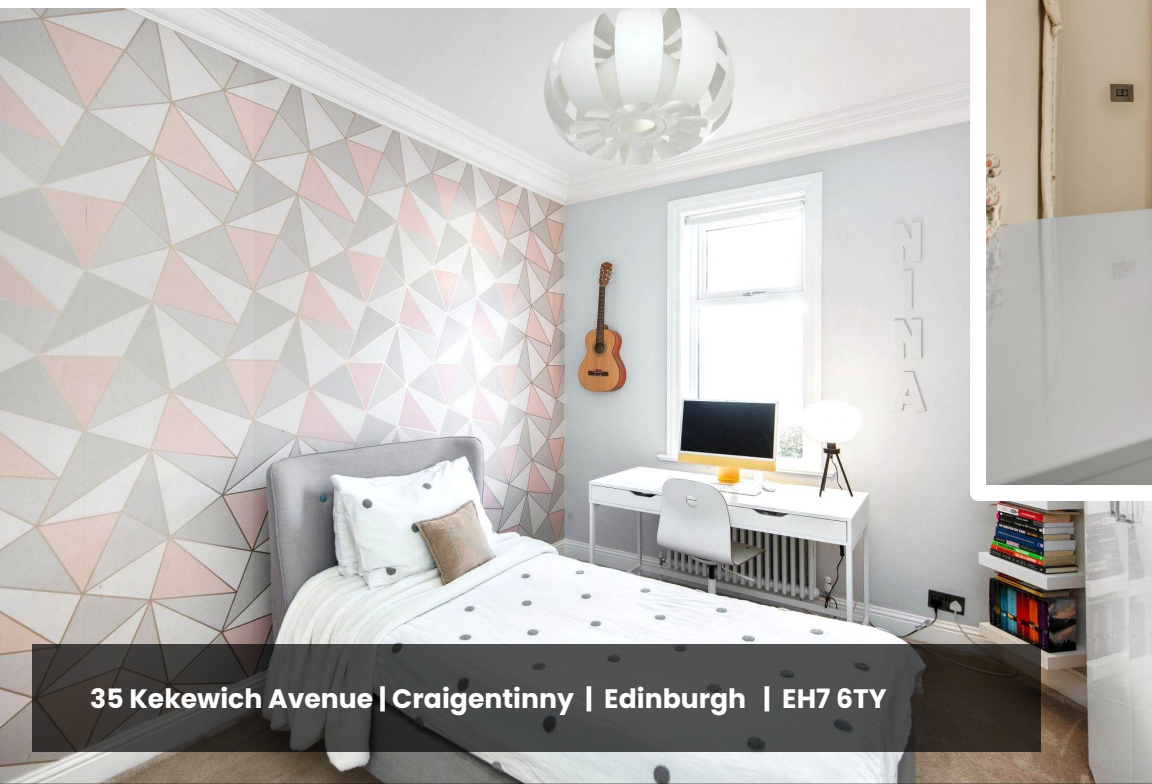
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## Location

Craigentinny is a popular residential area of Edinburgh with its own Golf Course, lying to the east of the City Centre..

Schooling is well represented from nursery to senior level and an efficient public transport network operates to other parts of the town and surrounding areas, whilst the A1, City Bypass and Brunstane Railway Station are also within easy reach.

The neighbouring seaside suburb of Portobello boasts a white sandy beach and outstanding independent shops and cafes. For sport and fitness enthusiasts, there are classes on the beach and the Portobello Swim Centre offers swimming facilities, a well-equipped gym and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths.

Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafés, and a multiplex cinema, is just a short drive away.

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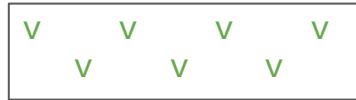


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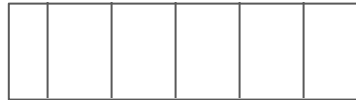
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Artificial grass/Hedge



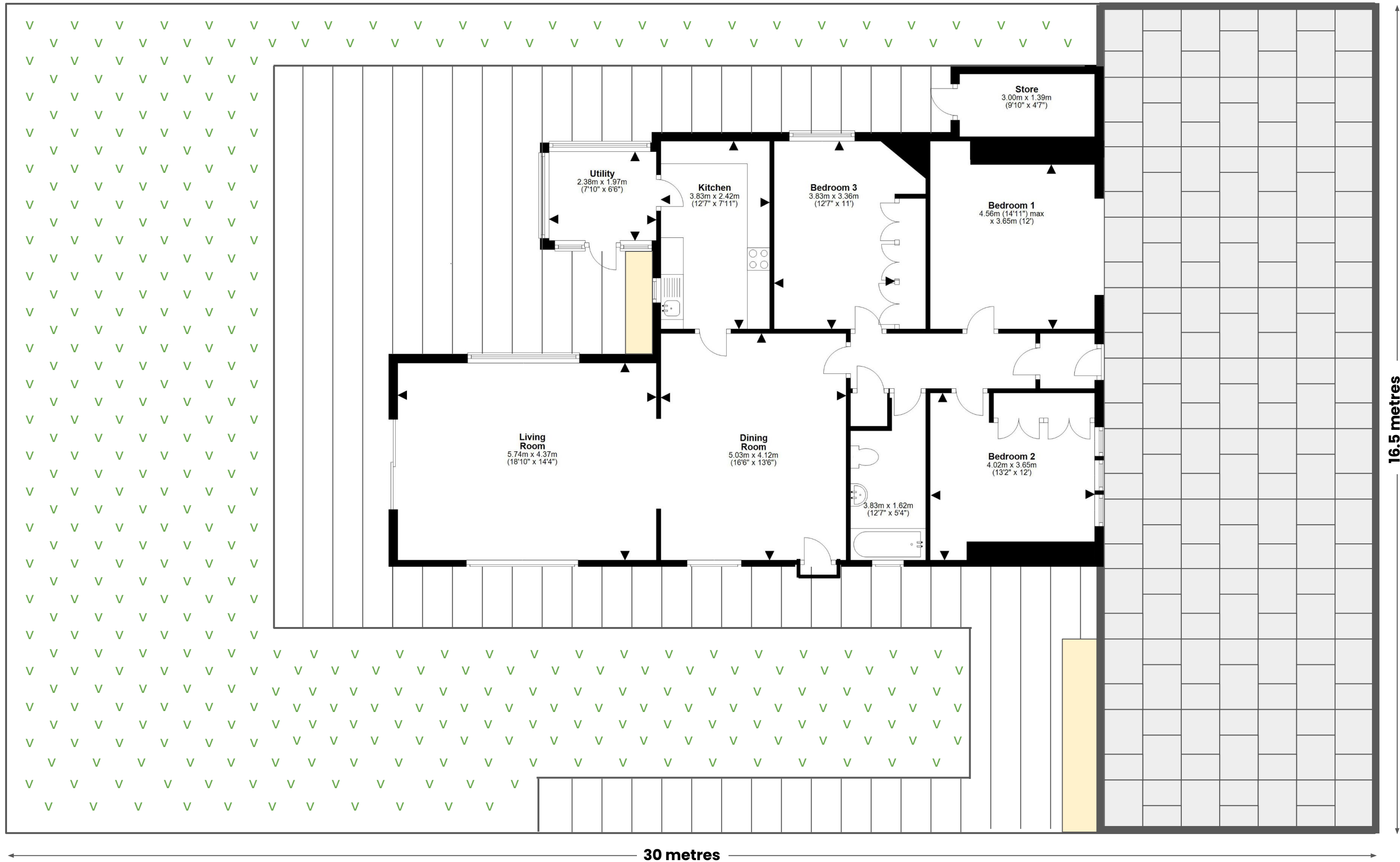
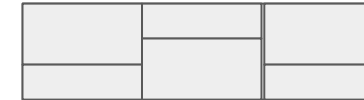
Porcelain



Storage



Block





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

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