



3 Craigentinny Avenue North,
CRAIGENTINNY | EDINBURGH | EH6 7LJ


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Set on a quiet cul-de-sac bordering Craigentinny golf course and moments from Portobello beach, excellent amenities and quick transport links is this well-presented and significantly extended detached bungalow. Boasting an expansive South-West facing rear garden, front garden with driveway and a balcony this property would make an ideal family home in a tranquil, yet well-connected location.

The accommodation spans over an impressive 2,500 square feet and comprises a welcoming entrance hallway, stunning living room to the rear which is the full width of the property and flows through to the dining room and luxury kitchen with attractive units. There is a useful utility room and large bathroom with sunken bath and the ground level is completed by a bay windowed bedroom with elegant en-suite shower room and a second well-proportioned double bedroom. Following up a wide staircase the upper level enjoys a spacious master bedroom with ample built-in wardrobes, exquisite new en-suite shower room and access to the bright balcony and the home is completed by a fourth double bedroom.

Externally the Fully enclosed South-West facing rear garden is mainly laid to lawn with mature shrubs and a shed.

All curtains, blinds, NEFF double oven, gas 5 ring hob, dishwasher and washing machine included in sale. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

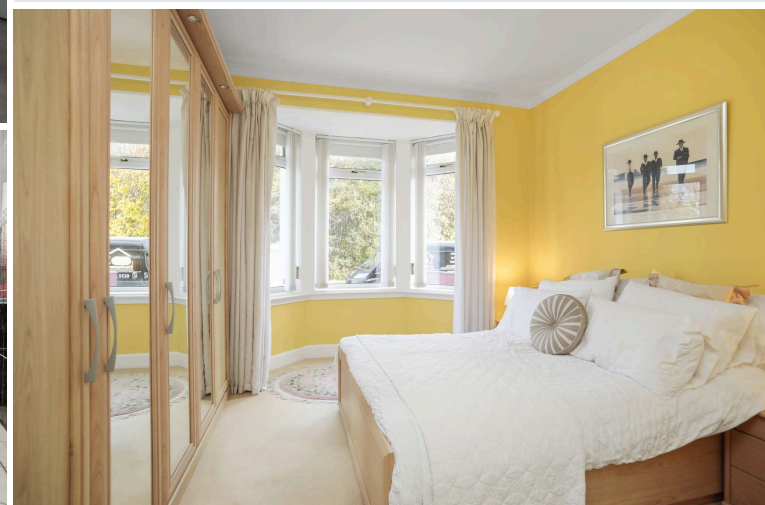
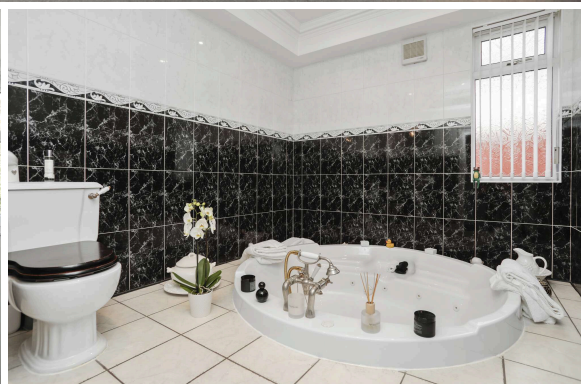




- Detached bungalow on quiet cul-de-sac bordering Craigentenny Golf Course
- Significantly extended and offered to market in true move in condition
- Expansive South-West facing rear garden with front garden and driveway
- Bright balcony
- Welcoming hallway
- Large living room
- Contemporary kitchen which flows to dining area
- Useful utility room
- Four double bedrooms
- Three bathrooms



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. 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.







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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