



25 Craigentinny Avenue
Craigentinny, Edinburgh
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Property Summary

Welcome to a stylish semi-detached chalet-style bungalow with three bedrooms, offering a sought-after location in Craigentenny, as well as spacious accommodation finished to high standards. Beautifully presented throughout, the home further boasts a large living room opening to the garden, a modern kitchen and open-plan dining area, and a quality bathroom with a four-piece suite. Additionally, it has private parking and an exceptional garden that is made for families.

Nestled behind a neat lawn, the home's front door opens into a welcoming hall defined by a neutral palette and hardwood floor. It flows naturally into the rear-facing living room, where the neutral backdrop is enlivened by a bold accent wall. It is a fashionable combination that suits the spacious room. French doors also extend the living area out into the rear garden – a perfect setup for families and summer entertaining.

Features

- A stylish semi-detached chalet-style bungalow
- Sought-after location in Craigentenny
- Welcoming entrance hall
- Living room with French doors to garden
- Open-plan kitchen/dining room
- Separate utility room for laundry
- Two spacious double bedrooms
- One versatile bedroom/nursery
- Modern 4pc bathroom with shower cubicle
- Landscaped gardens to the front and rear
- Private driveway and integral garage/gym
- Gas central heating and double glazing





Living room with French doors to garden

Next door is the open-plan kitchen/dining room, which has similar styling in a different colour scheme. This triple-aspect space also connects to the garden and it has an expansive footprint for a table and chairs. The kitchen area is generously appointed too, featuring light blue cabinetry topped with chunky wooden worktops – a sophisticated pairing. A separate utility room provides a quiet locale for laundry, alongside space for coats. Also on this floor, there is a large principal bedroom fronted by a bay window and a neighbouring bedroom that is perfect as a nursery or a child's room given its size and location. Another spacious double bedroom occupies the first floor, enjoying dual-aspect glazing, a zoned study/sitting area, and a built-in wardrobe. All three bedrooms are carpeted and attractively decorated.



“The kitchen is generously
appointed, featuring light
blue cabinetry”







Two spacious double bedrooms and a versatile bedroom/nursery

Also on this floor, there is a large principal bedroom fronted by a bay window and a neighbouring bedroom that is perfect as a nursery or a child's room given its size and location. Another spacious double bedroom occupies the first floor, enjoying dual-aspect glazing, a zoned study/sitting area, and a built-in wardrobe. All three bedrooms are carpeted and attractively decorated. The accommodation is completed by a ground-floor bathroom, fitted with a modern four-piece suite which includes a bath and separate shower cubicle with a rainfall showerhead. Gas central heating and double glazing ensure year-round comfort.





Landscaped gardens to the front and rear

Neighbouring the front lawn, the home has a monoblock driveway connected to an integral garage/gym which has convenient access to and from the hall. To the rear, there is a large garden that is professionally landscaped and fully enclosed by a high fence. It enjoys a patio for summer dining and steps down to a generous lawn framed by established planting.



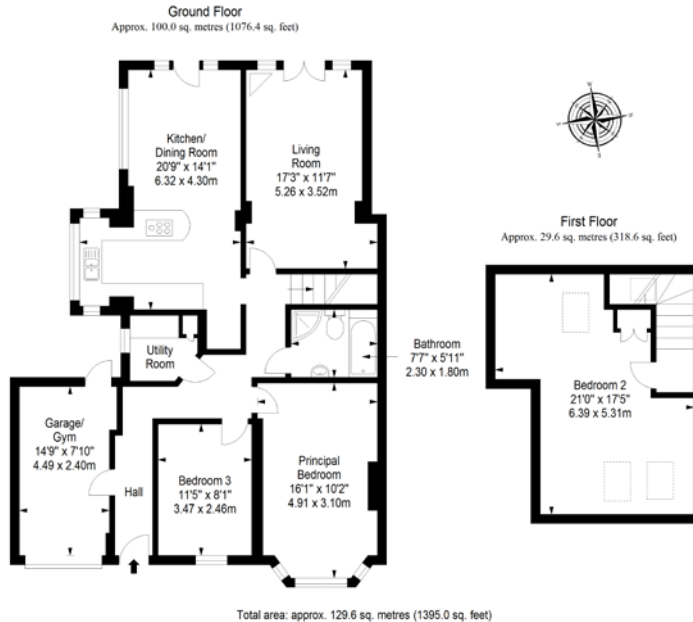


Craigentiny, Edinburgh

Lying north-east of Edinburgh, the suburb of Craigentiny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much-loved sandy seafront. The area is in easy reach of numerous well-stocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craigentiny Golf Course will no doubt appeal to golf enthusiasts. Craigentiny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.



Floorplan



EPC Rating - D | Council tax band - F | Home report Value - £460,000

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, five-burner gas hob, and dishwasher), fridge/freezer, washing machine, and tumble dryer to be included in the sale. The rubber flooring and gym equipment in the garage are not included.



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