



16 Fillyside Terrace, Craigentinny, Edinburgh, EH7 6QY

Bright & spacious two-bedroom semi-detached bungalow with south-facing garden, driveway & garage

URQUHARTS
EDINBURGH



DESCRIPTION

16 Fillyside Terrace is a bright and spacious two-bedroom semi-detached bungalow with south-facing rear garden, driveway and garage/workshop situated in the popular residential area of Craightonny. The location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas.

Entrance vestibule and hall; bright south-facing living room / dining room quietly situated to the rear; fitted kitchen with wall & base units and direct access to the south-facing rear garden; two good-sized bedrooms; and a shower room with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Two bedrooms. Shower room.

Gas central heating. Double glazing. Well-maintained front and rear gardens, with an enclosed south-facing rear garden mainly laid to lawn with patio areas, greenhouse, vegetable patches and external shed. Driveway leading to a garage which has been converted to a workshop.

LOCATION

Craightonny is an established residential area to the east of Edinburgh city centre. Local amenities are within walking distance, with more extensive shopping available at Morrison's, Aldi, and Asda superstores. Leisure and recreational facilities include Portobello beach and promenade, as well as lovely open spaces of Holyrood Park, Arthur's Seat and Craightonny Golf Course. Buses run regularly to and from the city centre and surrounding areas. Well-regarded schooling in the area includes The Royal High Primary, Portobello High, St John's RC Primary and Holyrood RC High, with further education at College and University easily accessible. The city bypass and main motorway networks, as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing, are all within reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the pro

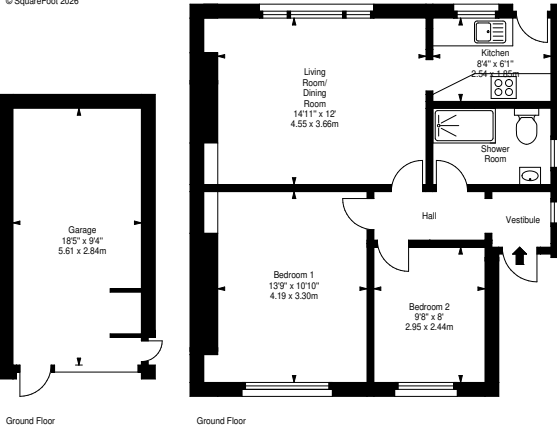
The property has a Council Tax Band **E**
The property has an Energy Rating Category **D**
Tenure Freehold



16 Fillyside Terrace,
Edinburgh,
Midlothian, EH7 6QY

SquareFoot

Approx. Gross Internal Area
610 Sq Ft - 56.67 Sq M
Garage
Approx. Gross Internal Area
171 Sq Ft - 15.89 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.