



34 Christiemiiller Avenue
Edinburgh, EH7 6ST

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"34 Christiémiller Avenue is a wonderfully presented, three bedroom detached bungalow, with beautifully manicured gardens to the front and rear, situated in the popular Craigentenny district"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- CONSERVATORY
- BEDROOM 1 (DOUBLE) / SITTING ROOM
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE
- POTENTIAL FOR EXTENSION (SUBJECT TO PLANNING)
- UNRESTRICTED ON STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS



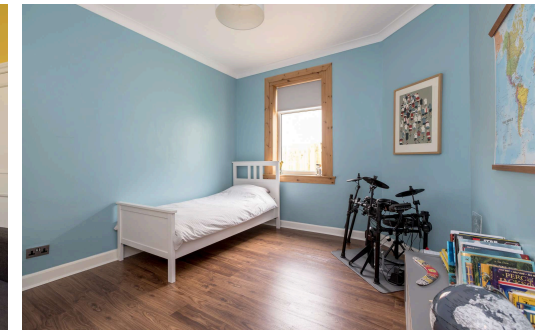


LOCATION

Craigentinny is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Sainsbury's supermarket and other shops can be found at the nearby Meadowbank retail park. Within easy reach there is a Morrisons Superstore, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane and Newcraighall railway stations connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

34 Christiemiller Avenue is a wonderfully presented, three bedroom detached bungalow with beautifully manicured gardens to the front and rear, situated in the highly sought-after district of Craigentinny.

The accomodation offers a flexible layout with potential for extension, subject to local planning permission, and comprises: entrance vestibule; welcoming hallway; spacious living/dining room, filled with an abundance of natural daylight; stylish fitted kitchen with ample base & wall mounted units and well equipped with integrated appliances; conservatory leading to rear garden; generous front facing double bedroom 1 with bay window and shelved recess, which could be utilised as a sitting room or home office; good sized double bedrooms 2 & 3 and contemporary bathroom with four piece suite.

The property benefits further from: double glazing; gas central heating; front garden with driveway leading to single garage; expansive enclosed rear garden, laid to lawn with mature shrubs; unrestricted street parking; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band D

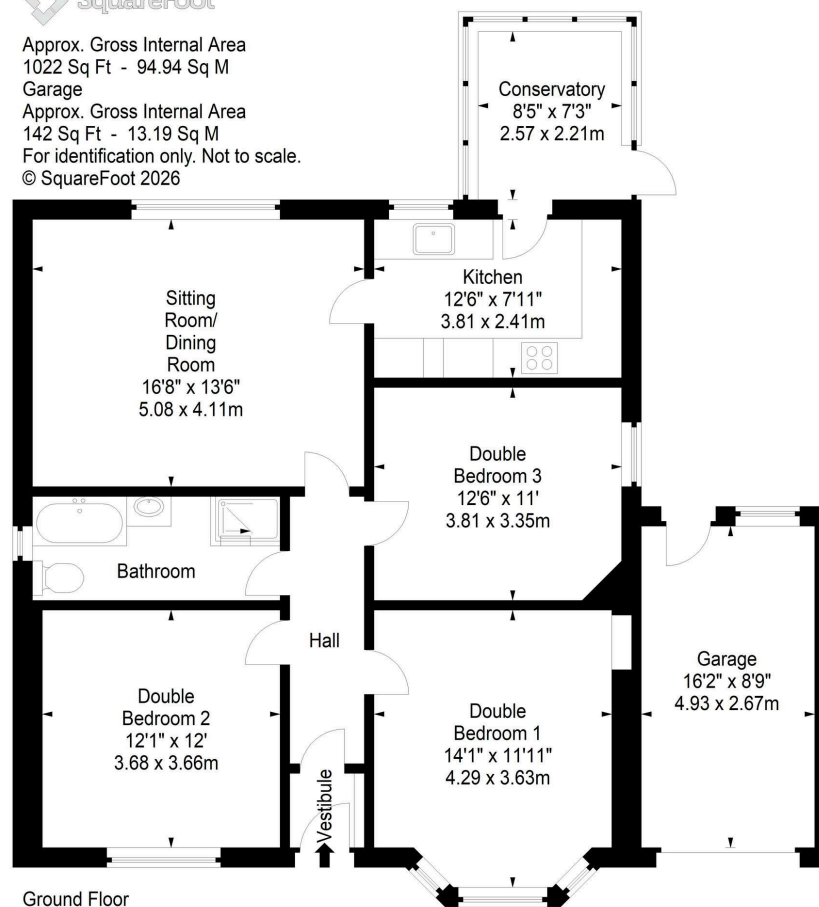
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Christiemiller Avenue,
Edinburgh,
Midlothian, EH7 6ST



Approx. Gross Internal Area
1022 Sq Ft - 94.94 Sq M
Garage
Approx. Gross Internal Area
142 Sq Ft - 13.19 Sq M
For identification only. Not to scale.
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espc

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