



Craightinny, Edinburgh

39 STAPELEY AVENUE, EDINBURGH EH7 6QR

Set on a peaceful residential street near to the coast in the popular district of Craightinny this detached bungalow would benefit from some refurbishment but offers a spacious versatile home over two floors with off-street parking, garage and extensive, mature gardens. The property forms part of an exceptionally large plot extending to approximately to 594 square metres.



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DESCRIPTION

The property although requiring some modernisation has tremendous potential and gives any purchaser the opportunity to upgrade and design the interior to their own specifications to create their ideal home.

- Detached Bungalow
- Entrance Hall
- Living Room
- Garden Room
- Kitchen
- Two Ground Floor Bedrooms
- Floored First Floor Storage Room
- Modernised Shower Room
- Partially Double-Glazed
- Lovely Views
- Gas Central Heating
- Attached Single Garage
- Off-Street Driveway Parking
- Extensive Mature Garden

LOCATION

Craigentiny is an extremely popular residential suburb, less than three miles north-east of Edinburgh's City Centre. Daily shopping needs are met by the array of retailers on Portobello High Street with a varied range of services, specialist shops, banks, cafes, authentic bars and restaurants (offering fantastic dining options) as well as an ALDI and Morrisons both within walking distance, as is nearby Meadowbank Retail Park which features a Sainsbury's supermarket, Marks & Spencer and other high street retailers. For more extensive shopping Fort Kinnaird Retail Park is a short drive

offering a wide range of high street retailers, bars, restaurants and a multi-screen cinema. Vibrant Leith and fashionable Shore area are easily reached and offer an unrivalled variety of authentic bars, fashionable bistros, critically acclaimed restaurants (including Michelin starred) and a multitude of independent specialist shops. For those that enjoy the outdoors the location is enviably positioned close to the sandy beach and promenade of Portobello for enjoyable tranquil and picturesque walks. Portobello also boasts lovely public parks and the scenic Holyrood Park and popular Arthur's Seat are a little over a twenty-minute walk and provide much enjoyed recreational space. Craigentiny Golf Course with stunning views of Arthur's Seat is walkable or a two-minute drive and the new state-of-the-art Meadowbank Sports Centre has a gym, games halls, recreational pitches, and fitness classes. The Power League 5-a-side pitches and the historic Victorian swimming baths with gym is ideal for further fitness pursuits. In addition for the children Portobello Soft Play Centre offers hours of enjoyable and relaxing fun. Locally, there is a good range of nursery, primary, and secondary schools and private school options are easily reached. The area is well served by regular bus routes which take you quickly to the city centre (with links to Edinburgh International Airport) and Edinburgh Waverley Train Station. There is swift access to the City Bypass providing good access to the A1, Edinburgh Airport and the motorway network. The location enjoys the perfect balance of coastal tranquillity and city convenience, making it a highly desirable place to call home.

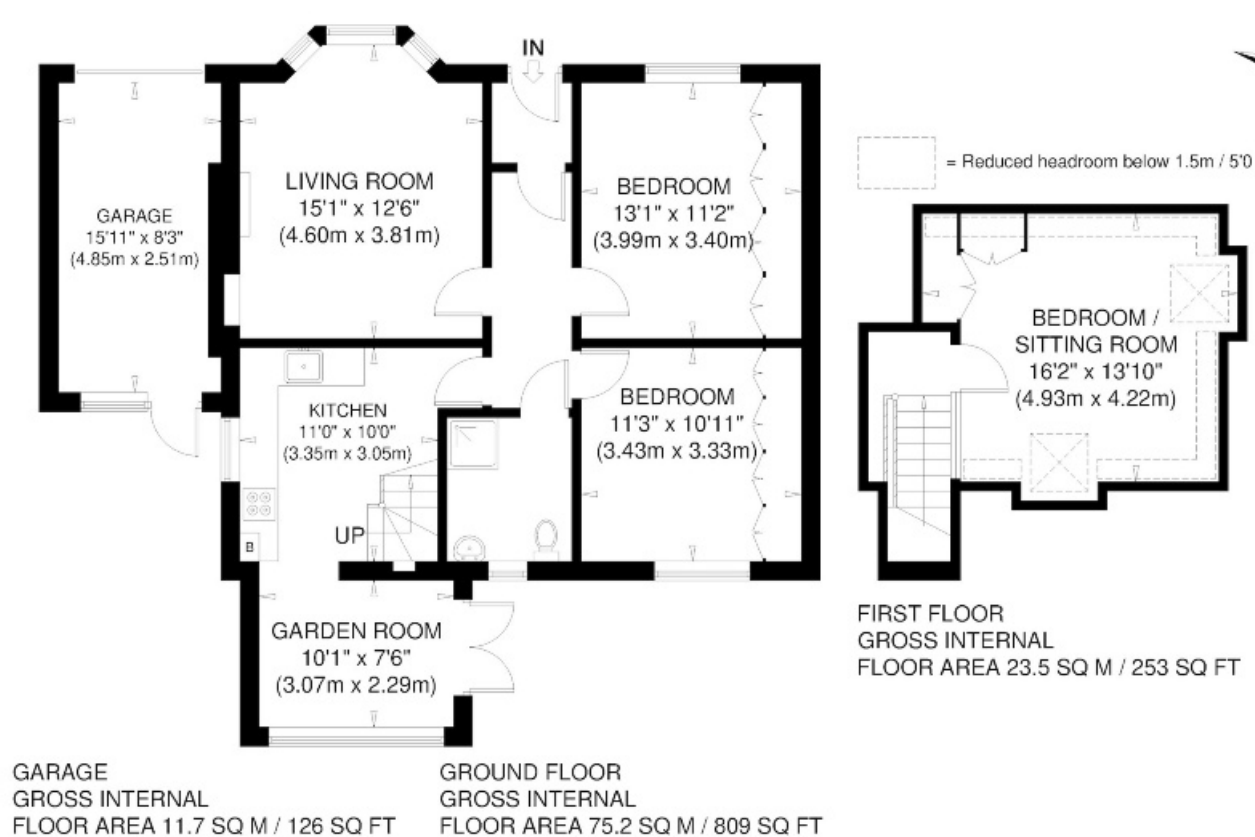
EXTRAS

Light fittings, curtains, blinds, floor coverings, integrated oven and hob, fridge freezer and washing machine are included in the sale.

Council Tax Band: Band F

Viewing: By Appointment with Agents. Tel: 0131 467 7550





Wilson Ward

131 Newhaven Road | Edinburgh | EH6 4NP

T: 0131-467 7550 F: 0131-467 7553

E: admin@wilsonward.co.uk

W: www.wilsonward.co.uk



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