

4 Fillyside Terrace

Craigentinny, Edinburgh, EH7 6QY

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Excellent semi-detached bungalow with 2 bedrooms & south-facing rear garden

- South facing kitchen/dining/family room
- Spacious sitting room
- 2 double bedrooms
- Bathroom with 3 piece suite
- Excellent storage with large attic
- Quietly positioned in convenient location
- Beautiful south-facing rear garden
- Front garden & large driveway
- Unrestricted on-street parking
- Double glazing & gas central heating

Offers Over: **£335,000**

E | D | Freehold

Further information can be found in the home report.

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About the Property

Situated within a quiet residential street in the popular area of Craigentinny, this 2 bedroom, extended semi-detached bungalow offers spacious and versatile accommodation, complemented by an attractive and well-maintained south facing rear garden.

The accommodation consists of a entrance hallway with hatch access to the large attic/ storage area. There are 2 spacious bedrooms, a family bathroom and versatile sitting room, perfect for relaxed tv watching or as a kids play room. The heart of this home is the large extended south-facing kitchen/dining/family room with generous proportions and large glazed doors to the garden beyond. It is an impressive L-shaped room offering excellent flexibility, with clearly defined areas for cooking, dining and relaxation.

Externally, the mature south-facing rear garden has been well-maintained with lawn and patio area. To the front there is a delightful garden with lawn and a large gated driveway, in addition there is unrestricted on-street parking.

Extras

All fitted floor coverings, blinds, curtains, light fittings and integrated - oven, gas hob & extractor hood along with the freestanding dishwasher & washing machine are included in the sale. Please note the fridge/freezer is not included.

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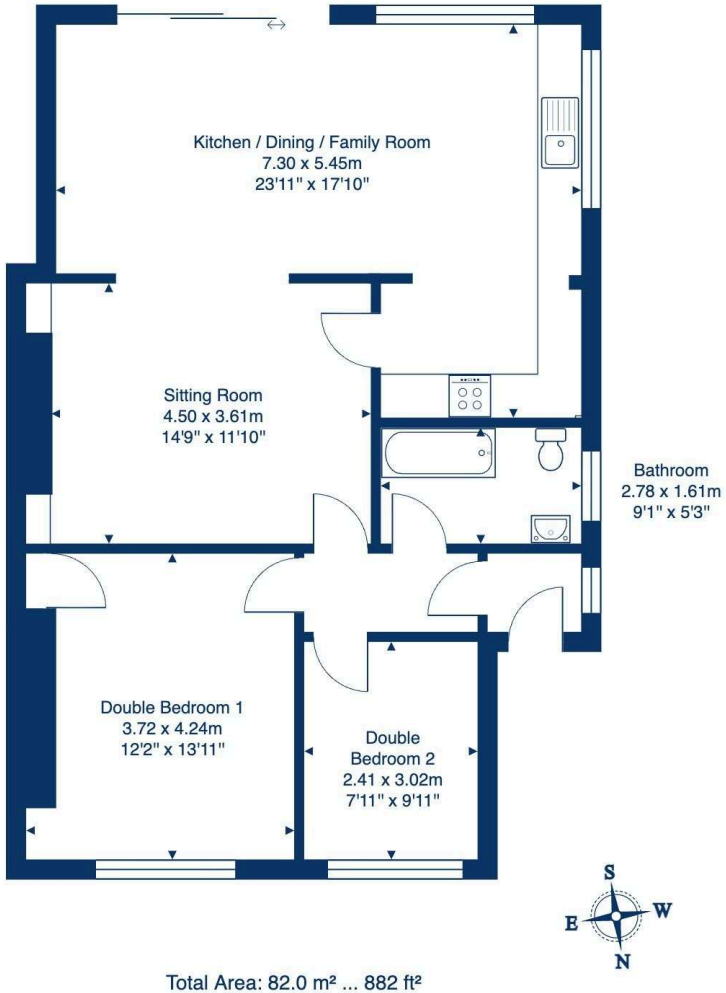
Location

Lying north-east of Edinburgh, the suburb of Craigentinny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello. The area is in easy reach of numerous shopping facilities, including Meadowbank Shopping Park 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 Craigentinny Golf Course will no doubt appeal to golf enthusiasts. Craigentinny 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, as well as the Edinburgh Royal Infirmary. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.

Floor Plan

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Total Area: 82.0 m² ... 882 ft²

All measurements are approximate and for display purposes only.

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