Craigentinny

44 Craigentinny Crescent
EH7 6QB

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EPC Rating

Semi-Detached Bungalow

OFFERS OVER £385,000

- Hallway
- Livingroom
- Kitchen
- Dining Room
- 4 downstairs bedrooms
- Attic bedroom
- Bathroom

- Private driveway
- Private front & rear garden
- Gas central heating
- Double glazing
- Alarm system

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321

Viewing is highly recommended of this semi-detached bungalow which is ideally situated in the popular residential area of Craigentinny. Local shops are available for everyday needs with a varied selection of supermarkets all within easy reach at nearby Portobello, Piershill and Meadowbank Retail Park. A choice of both primary and secondary schooling is also available along with a choice of regular public transport. Local recreation facilities include golfing, Portobello Beach and Promenade, multi-screen cinema, gyms and fitness clubs.

The property is entered via a vestibule housing the electric meter, which leads into an L-shaped hallway with a large storage cupboard. The living room overlooks the back garden and includes an electric fire and sliding patio doors providing direct garden access. The side-facing kitchen is fitted with a slot-in electric cooker, washing machine, dishwasher and fridge freezer. Adjacent to the kitchen is the dining area, which offers access to both the front and rear of the property. The principal bedroom is positioned at the front of the property and features a large bay window. Across the hallway, the second bedroom is also front-facing and has previously been used as a study. The third bedroom is located to the rear, benefits from built-in storage and overlooks the back garden. The fourth bedroom is also positioned at the rear and has been used as a second study. A converted attic provides a fifth bedroom with separate living space, featuring a large Velux window and generous additional storage. The bathroom comprises a bath with an electric shower, a WC and a vanity sink. The property benefits from private gardens to the front and rear. The back garden includes a patio and lawn, together with a greenhouse and storage shed.

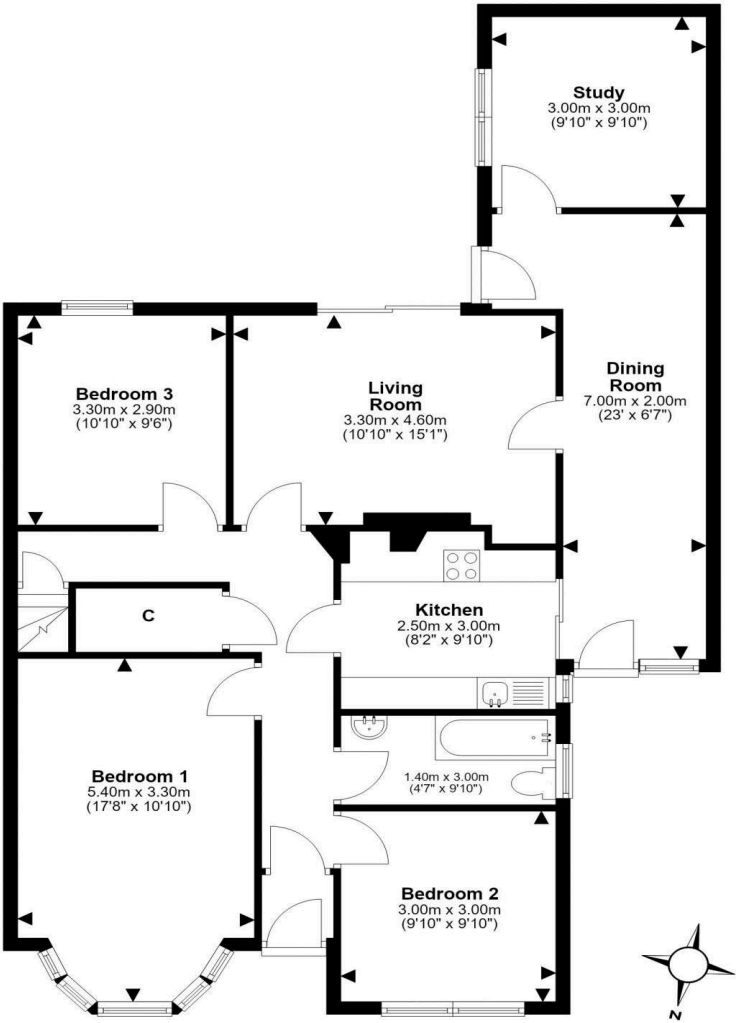
Additional benefits include Private driveway, Fully enclosed private rear garden with a lawn and a patio area. Easily maintained front garden. Private driveway, Gas central heating, External storage shed, Double glazing and Pyronix Enforcer Security System.

EXTRAS

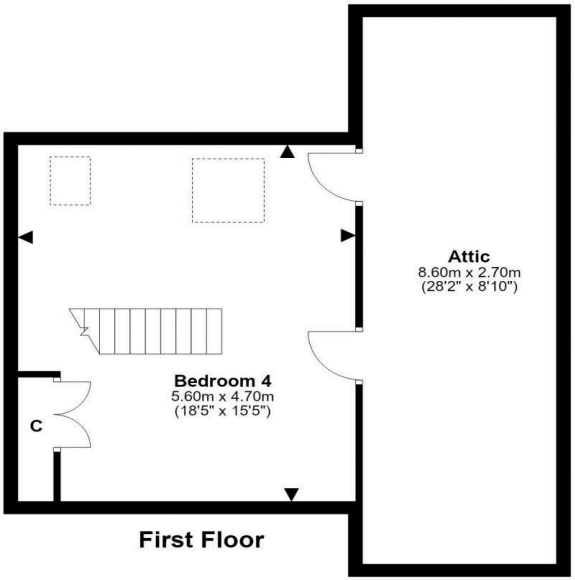
The sale will include all fitted floor coverings, curtains, blinds, white goods and fixtures and fittings. The Livingroom Suite could be negotiated separately if required. No warranty will be given for these items.

OFFERS

Offers Over £385,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.