

COULTERS<sup>©</sup>

WELCOME TO:  
STAPELEY AVENUE

7 Stapeley Avenue, Edinburgh, EH7 6QR





## STAPELEY AVENUE AT A GLANCE:



Residential  
Craigentinny location



Detached  
bungalow



Beautifully  
throughout



Walking distance of  
Portobello beach



Well-maintained  
rear garden



Single-car  
driveway

### EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



### A LITTLE BIT ABOUT THE PROPERTY:

A meticulously presented four-bedroom detached bungalow in the popular location of Craigentinny. Fully renovated throughout, this is an impeccable home spanning two spacious floors. Boasting design-led yet comfortable accommodation including a spectacular open living/dining/kitchen leading out to the landscaped rear garden, it presents an outstanding opportunity for modern family living.

- Open living/dining/kitchen overlooking the rear garden, with a stylish interior and a focal feature fireplace.
- Kitchen with handleless wall and floor units, sleek white worktops, and high-spec integrated NEFF appliances including induction hob, double oven, grill, fridge/freezer, and dishwasher. The sleek curved kitchen island and a sweeping breakfast bar for four boasts further storage and a state-of-the-art wine fridge.
- Utility room adjoining the kitchen and providing rear garden access with wall and floor units, a sink, and worktops along with storage for a washer/dryer.
- Versatile snug which can be used as a home office or study.
- Ground floor WC with washbasin built into vanity.
- Principal double bedroom features a walk-in dressing room with bespoke wall-to-wall mirrored wardrobes, and an en-suite.
- Three further double bedrooms all with plentiful natural light. Two on the first floor feature window seats and beautiful Firth of Forth and Arthur's Seat views.
- Bathroom with a chrome towel radiator and a high-quality suite.
- Gas central heating (underfloor on ground floor/radiators on first floor) and double glazing throughout.
- Neat front garden and enclosed rear garden with patio seating area, and a raised deck alfresco entertaining area.
- Single-car driveway and on-street parking.









# LOCATION, LOCATION, LOCATION:

Craigentenny is a residential suburb, less than three miles north-east of Edinburgh’s City Centre. Enviably positioned the beach and promenade of Portobello are within walking distance. With a variety of cafés, restaurants, and bars, it offers fantastic dining choices as well as picturesque walks, cycles, and sea swimming.

The historic Victorian swimming baths with gym are ideal for further fitness pursuits as are the five-a-side football pitches. Portobello also boasts lovely public parks to enjoy, and scenic Holyrood Park and Arthur’s Seat are a little over a twenty-minute walk. Craigentenny 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. Vibrant Leith and The Shore are easily reached with a multitude of retail, dining, and leisure amenities including Ocean Terminal. Daily shopping needs are met by the array of retailers on Portobello High Street as well as an ALDI and Morrisons within walking distance. A 24hr ASDA is a short drive as is Meadowbank Retail Park which features a Sainsbury’s supermarket and other retailers.

Schooling includes Craigentenny Primary School and Leith Academy, and private school options are easily reached.

Regular bus services take you quickly to the City Centre, links to Edinburgh International Airport, and Edinburgh Waverley Train Station, and there is swift access to the City Bypass.



## FLOOR PLAN:



7 Stapeley Avenue, Edinburgh, EH7 6QR  
Approx. Gross Internal Area  
2,266 Sq Ft - 211 Sq M  
For identification only. Not to scale.  
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WE'D LOVE TO  
HEAR FROM YOU:

✉ [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

☎ 0131 603 7333

🌐 [coultersproperty.co.uk](http://coultersproperty.co.uk)

