

# 15 Craigentenny Avenue, Craigentenny Edinburgh, EH7 6PU

FIXED PRICE £360,000



drummondmiller



- Spacious and well-presented villa close to local amenities in Portobello
- Large living room with rear views
- Modernised shower room and kitchen
- 3 double bedrooms
- West facing rear garden
- Rear extension providing a sun room
- Scope for extending out to the rear (subject to planning consents)
- Gas Central Heating and Double Glazing
- EPC D

### Description

An excellent opportunity has arisen to acquire this well presented and spacious (97 sqm) end terraced villa (with scope for extension) ideally located in the popular area of Craigentenny in East Edinburgh. The property is stone built and dates back to approx. 1920s. The property is entered through a welcoming vestibule and into the hallway which is well decorated complemented by hard wood flooring. The property in its current layout has a separate living room and dining room however, the dining room could be used as a double bedroom if needed. Both rooms benefit from a gas fire and large windows filling the space with natural light. The Kitchen is modern with white units and open plan layout/integrated oven with space for a dishwasher and washing machine. The sun room to the rear provides extra space for entertaining. The upper floor contains the two further double bedrooms and shower room which is modern with a mains shower and cream/beige ceramic tiles. The shower room has a vanity sink/unit and a toilet to finish. There is ample storage throughout the property both upstairs and downstairs. There is also a loft space with a ramsay ladder for access.





### Central Heating and Double Glazing

Gas central heating powered by a combi boiler and uPVC double-glazed windows ensure year-round comfort and efficiency.

### Parking and Gardens

From the sun room you get direct access to a beautiful west-facing private mature garden with an established lawn. The rear garden is secure, peaceful and quiet. The front garden (East facing) is neat and tidy with driveway. There is on street parking available.

### Location

Location - Craigentiny is a residential area situated close to the sea, to the east of Edinburgh city centre. The north end of Portobello Prom is located close by and offers a lovely place to take a walk or a cycle and enjoy the sea breeze. The property is in the catchment area for Craigentiny Primary School and Leith Academy which are both highly regarded. Local amenities are available nearby on Craigentiny Road whilst there is a Morrisons superstore on Portobello Road and a variety of stores on Seafield Road. More extensive shops can be found at Meadowbank Retail Park or a little further afield at Fort Kinnaird. Portobello is also within easy reach and offers an array of seaside amenities, coffee shops and independent stores. There are a number of golf courses in the vicinity including Craigentiny and Portobello. Regular bus services lead to the city centre whilst motorists can gain rapid access to the A1 and city bypass.

### Valuation

The property has been valued by surveyors at £360,000 and the Home Report is available from the ESPC web site.

### Council Tax and EPC

The property lies in Council Tax band E and has a D rated Energy Performance certificate.

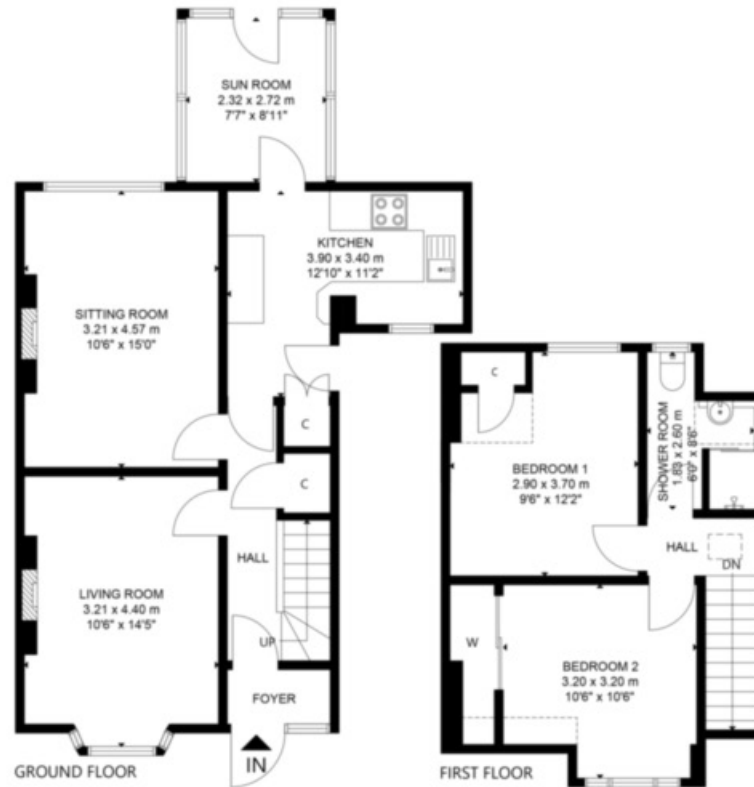
### Extras

The sale price includes a fridge/freezer, dishwasher, washing machine, tumble dryer and all fitted flooring and carpets. The shed in the garden is also included.

### Viewing

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours)





15 CRAIGENTINNY AVENUE, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 952 SQ FT / 89 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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