

COULTERS[©]

WELCOME TO:

VANDELEUR AVENUE

34 Vandeleur Avenue, Craigentenny, Edinburgh EH7 6UD



VANDELEUR AVENUE AT A GLANCE:



Residential
Craigentinny location



Two-bedroom
semi-detached villa



Private rear garden
with conservatory



Quick access
to the city centre



Near to Portobello
beach



Well-regarded
schooling close by

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings.



A LITTLE BIT ABOUT THE PROPERTY:

This two-bedroom semi-detached villa is situated in a quiet cul-de-sac within the popular residential area of Craigentinny. It offers fantastic potential for a first time buyer or investor to create their dream property. With private front and rear gardens, along with a conservatory and close to the city centre and coastal Portobello it is an excellent opportunity not to be missed.

- A bright carpeted living room with bay windows overlooking the rear garden
- Functional kitchen adjacent to the conservatory and living room. Features wall and floor units and ample worktop space
- Well-proportioned conservatory leading out to the rear garden
- A generous carpeted principal double bedroom with built-in mirrored wardrobes and bay window overlooking the front garden
- A second light filled front-facing double bedroom
- Bathroom with three-piece suite including wall-mounted shower, WC and washbasin
- Overhead attic space
- Gas central heating and double glazing throughout
- Gated front garden with gravel driveway for up to two cars
- Enclosed rear garden with lawn, borders, hedges and shrubs
- Private driveway and unrestricted on-street parking





LOCATION, LOCATION, LOCATION:

Craigentiny is a popular residential suburb, less than three miles north-east of Edinburgh's city centre. Close to the bustling coastal location of Portobello with its historic beach and promenade it is well placed for amenities.

Meadowbank Retail Park which features a Sainsbury's and other high street retailers is a five-minute drive, as is Portobello High Street with its independent shops, cafés, bars and restaurants.

The new Meadowbank Sports Centre as well as Portobello swimming pool and fitness centre, Craigentiny Golf Course, Arthur's Seat and Holyrood Park are just some of the fantastic recreational opportunities nearby. It is

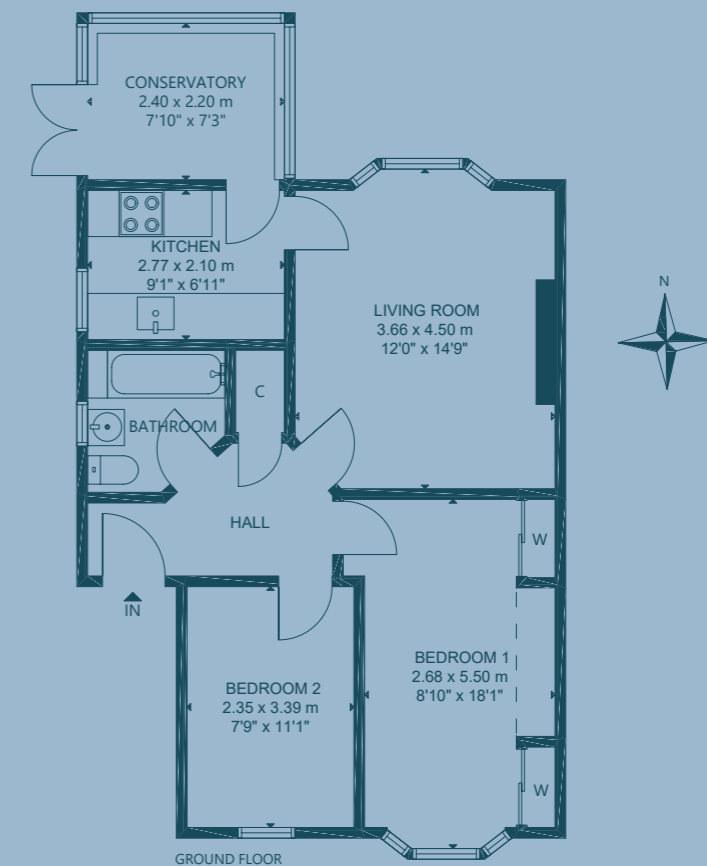
perfectly positioned for Leith including Ocean Terminal with its gym, well-known retailers, restaurants and multiplex cinema. Morrisons on Portobello Road is just over ten-minutes' walk.

Well regarded schooling includes Craigentiny Primary School and Leith Academy, and private school options are easily reached.

Regular bus services take you in to the city centre in under 25 minutes and the City Bypass and motorway networks are within quick access.



FLOOR PLAN:



34 Vandeleur Avenue, Edinburgh EH7 6UD

Approx. Gross Internal Area

668 Sq Ft - 62 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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