

COULTERS®

WELCOME TO:  
SYDNEY TERRACE

16 Sydney Terrace, Craigentinny, Edinburgh, EH7 6SL



## SYDNEY TERRACE AT A GLANCE:



Residential  
Craigentinny location



Three-bedroom  
terraced home



Bright kitchen leading  
to rear garden



Minutes from Craigentinny  
Golf Course



Portobello  
beach close by



Minutes from  
local schooling



## EXTRAS:

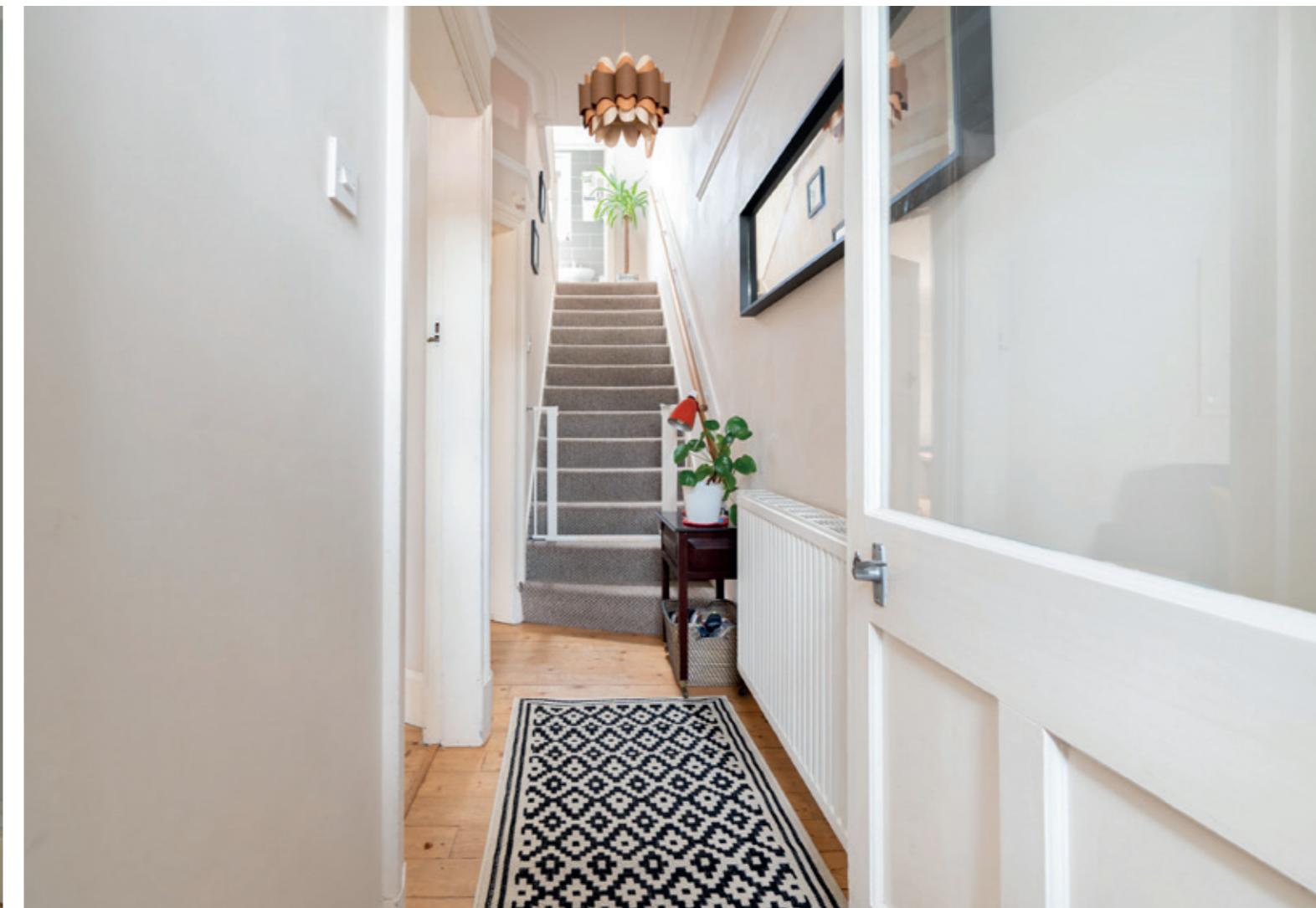
All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

A wonderfully light-filled terraced home with a rear garden and garden room in the popular residential location of Craigentinny. Set on a peaceful street and sympathetically reconfigured over the past few years, this property has much to offer including a bright open dining kitchen. Retaining lovely period features such as exquisite cornicing it is a charming property and with its superb location only minutes from Portobello beach and promenade, along with its proximity to Leith and Edinburgh City Centre, presents a fantastic opportunity for a professional or growing family.

- Spacious bay-windowed living room with plentiful natural light. Original period features include wooden flooring, intricate cornicing, open cast iron fireplace, a partial shelved Edinburgh press, and a picture rail.
- Generous dining kitchen with French doors leading out to the decking area and garden, and featuring intricate cornicing, wooden flooring, and pendant lighting. Gloss white wall and floor units sit alongside matte grey worktops, attractive acrylic splashback, and integrated appliances including an extractor hood, induction hob, oven and integrated fridge freezer.
- Separate utility room.
- Ground floor WC with washbasin.
- Airy principal double bedroom with extensive built-in wardrobes and carpeting.
- Two further well-presented bright and sizeable double bedrooms one features an Edinburgh press and stunning views to Arthur's Seat.
- Bathroom finished in greys and whites with a chrome towel radiator.
- Bespoke garden room including power and Wi-Fi.
- Neat gated front garden and enclosed landscaped rear garden with lawn, established borders, two decking areas, and sandstone paving.
- Gas central heating and double glazing throughout.
- Secure alarm systems.
- On-street parking.



# LOCATION, LOCATION, LOCATION:

Craigentinny is a popular suburb, less than three miles north-east of Edinburgh's City Centre. Enviable positioned the award-winning beach and promenade of Portobello are a short distance away. With a variety of cafés, restaurants, and bars it offers fantastic dining choices as well as picturesque walks, and cycles. Along with the scenic expanse of the beach and promenade, the A-listed Victorian Portobello swimming baths with gym and authentic Turkish baths are within easy reach as is a popular five-a-side football complex.

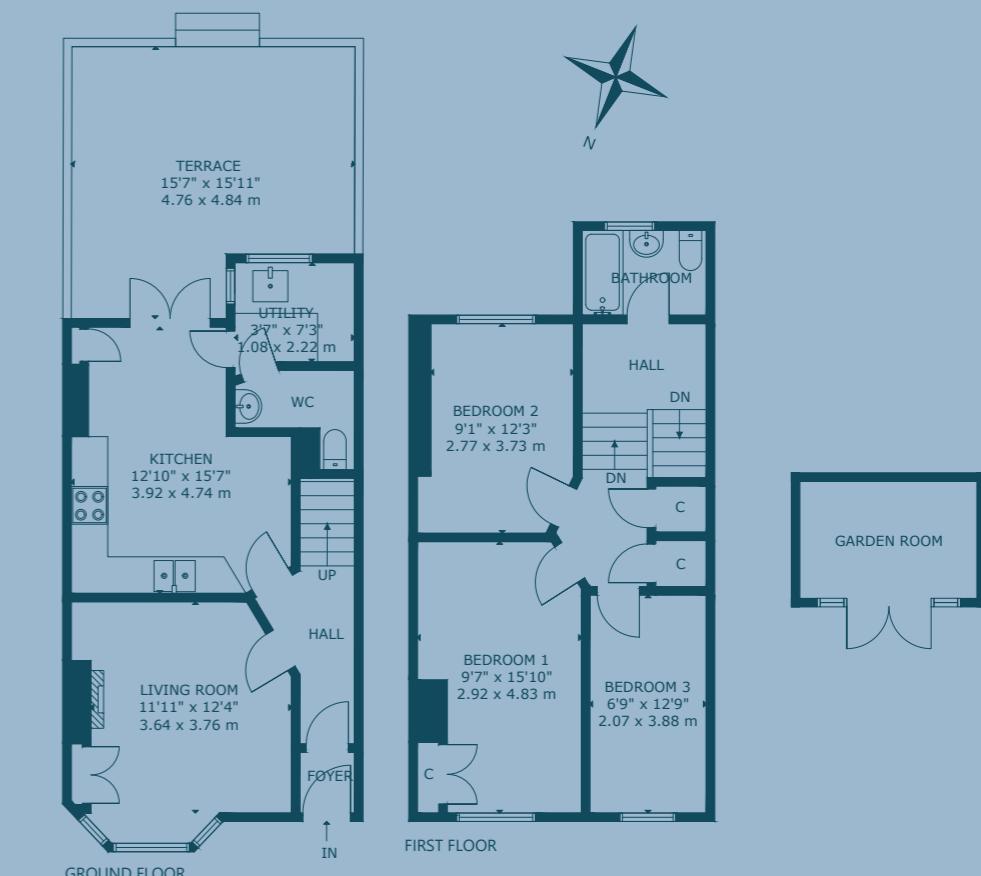
The new state-of-the-art Meadowbank Sports Centre has a gym, games halls, recreational pitches, and fitness classes. Vibrant Leith and The Shore are swiftly

reached by bus or car and offer 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. A 24hr ASDA is a short drive as is Meadowbank Retail Park which features a Sainsbury's supermarket and other retailers.

Schooling includes Craigentinny Primary School and Leith Academy, with private options located in and around Edinburgh City Centre. 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:



16 Sydney Terrace, Craigentinny, Edinburgh, EH7 6SL

Approx. Gross Internal Area

1,027 Sq Ft - 95 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)

