

COULTERS<sup>©</sup>

WELCOME TO:

# SYDNEY TERRACE

9 Sydney Terrace, Craigentenny, Edinburgh, EH7 6SR





## SYDNEY TERRACE AT A GLANCE:



Residential  
Craigentinny location



End-of-terrace  
home



Beautifully  
presented



Walking distance of  
Portobello beach



Peaceful enclosed  
rear garden



Excellent  
leisure amenities

## EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. The wardrobes in bedroom one are not included in the sale. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Beautifully presented four-bedroom end-of-terrace property spanning two floors in the popular residential location of Craigentinny. Meticulously renovated by the current owners to an impeccable standard, this stunning home includes a light-filled extension leading out to a rear garden. With a wonderful location only minutes from Portobello High Street, beach, and promenade, along with its proximity to Leith and Edinburgh City Centre it is an exceptional opportunity for a comfortable modern family home.

- Contemporary open living/dining/kitchen with an abundance of natural light and patio doors leading out to the rear garden. Stylish interior includes parquet flooring, vertical radiators, pendant lighting, a wood-burning stove and cinema with surround sound.
- Designer kitchen with white handleless under-base lit wall and floor units, sleek white worktops, and high-spec SIEMENS integrated appliances including an induction hob, double oven, micro-oven, coffee machine, and a dishwasher.
- Ground floor fully tiled shower room with a chrome towel radiator, WC, and washbasin built into wall-hung vanity.
- Light-filled principal double bedroom with an elegant interior including bay windows, louvred shutters and parquet flooring.
- Three further bright and comfortable double bedrooms all with a sophisticated interior. One to the rear with wood-effect flooring and an original cast iron fireplace boasts delightful views over to Arthur's Seat.
- Bathroom with glass metro tiles and a quality three-piece white suite.
- Gas central heating and double glazing throughout.
- Bespoke garden room/office with power and broadband.
- Neat front garden and peaceful enclosed landscaped rear garden.
- Alarm system.
- On-street parking.









# LOCATION, LOCATION, LOCATION:

Craigentiny is a popular suburb, less than three miles north-east of Edinburgh's City Centre. Enviably 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

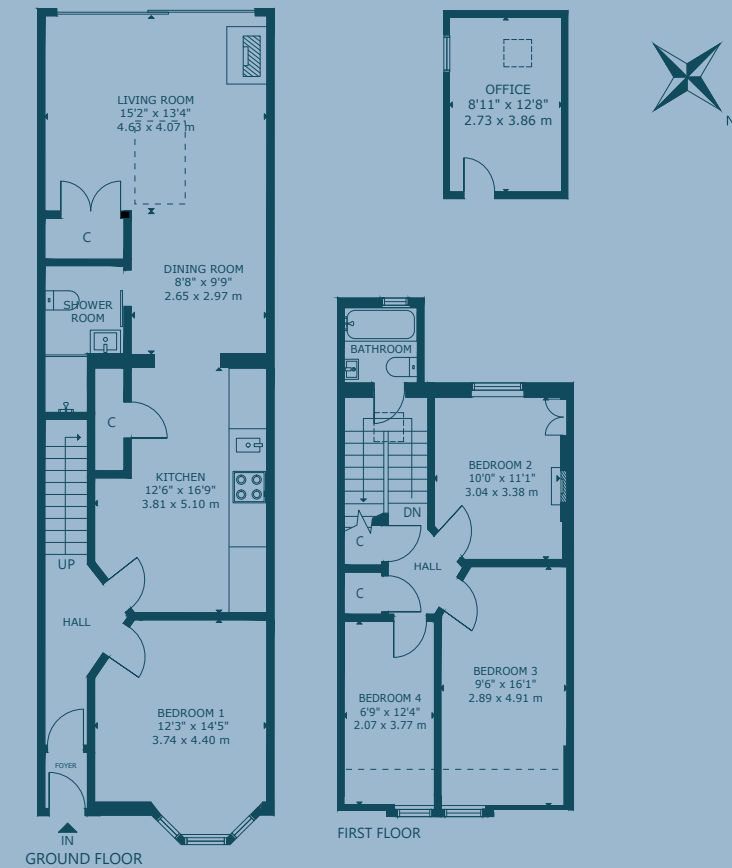
reached by bus or car and offer a multitude of retail, dining, and leisure amenities. Daily shopping needs are met by the array of retailers on Portobello High Street as well as an ALDI and Morrisons. A 24hr ASDA is a short drive as is Meadowbank Retail Park which features a Sainsbury's supermarket and other retailers.

Schooling includes Craigentiny 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:



9 Sydney Terrace, Craigentiny, Edinburgh, EH7 6SR

Approx. Gross Internal Area

1,329 Sq Ft - 124 Sq M

For identification only. Not to scale.

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