

COULTERS[©]

86 MOIRA TERRACE

CRAIGENTINNY, EDINBURGH, EH7 6SA

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

86 Moira Terrace is an extremely engaging, stone built terraced house, situated in the popular residential area of Craigentenny, with an attractive south facing rear garden and superb external summerhouse. The property offers period features such as beautiful cornices, impressive fireplaces and high ceilings, along with well-proportioned accommodation, benefitting from both gas central heating and double glazing.

KEY FEATURES



Handsome terraced house with Summer House.



Two double bedrooms & single bedroom.



Private front and rear gardens.



Unrestricted on-street parking.



Located in the popular area of Craigentenny.



Excellent local amenities nearby.

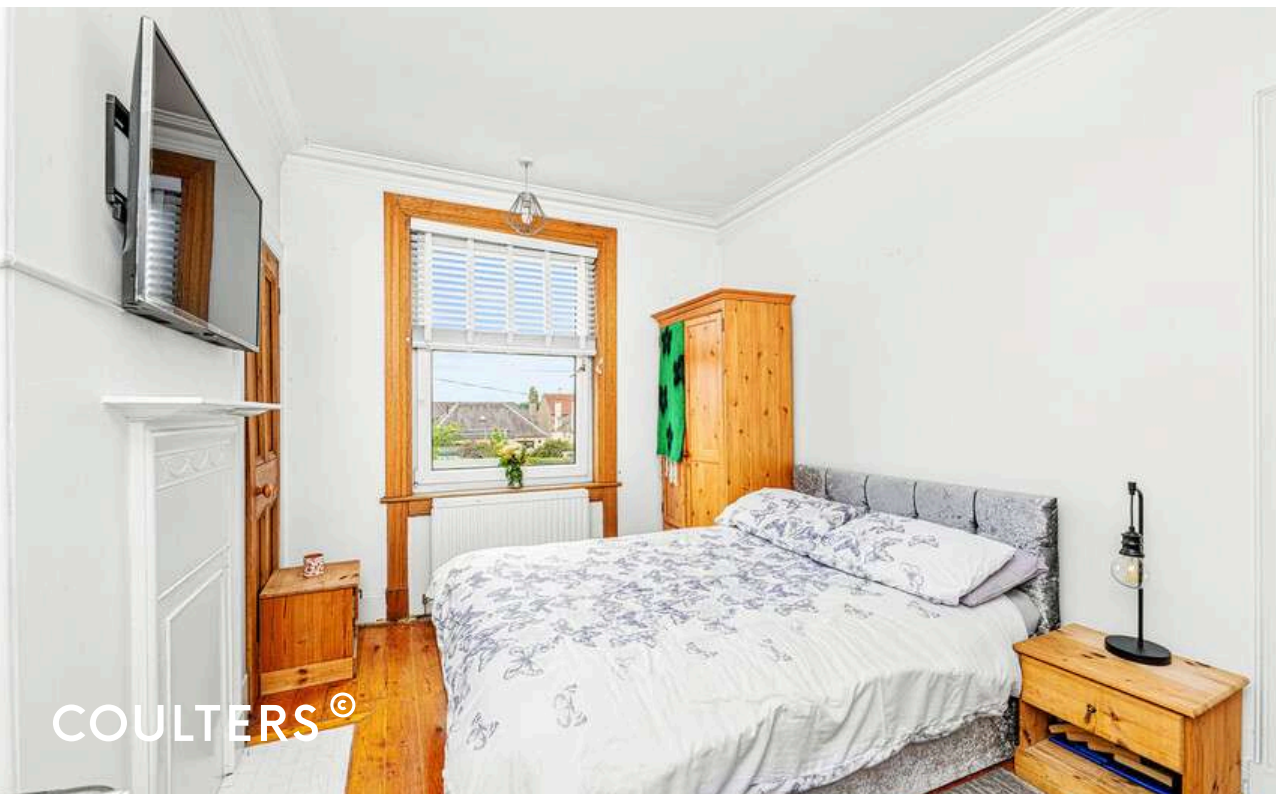




The front door opens onto a handy entrance vestibule, which in turn opens onto the main hall and stair. The bright, bay windowed sitting room offers views towards the front of the property with a lovely mantelpiece and insert forming a charming focal point in the room. To the rear is a spacious and engaging dining room with direct access to the garden from the large glazed door.

Fitted with sleek dark grey wall and base mounted cabinetry and matching worktop, the kitchen has an engaging outlook to the rear garden. The integrated appliances comprise; gas hob, electric oven, extractor hood and fridge freezer.



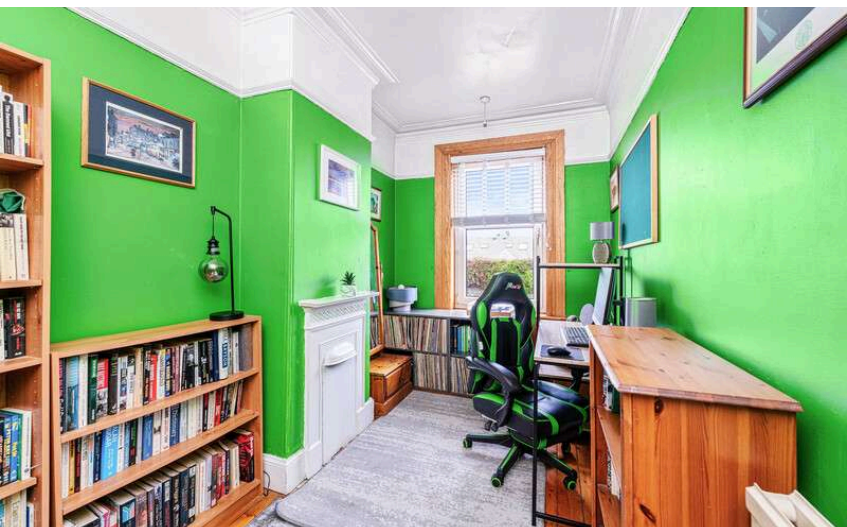
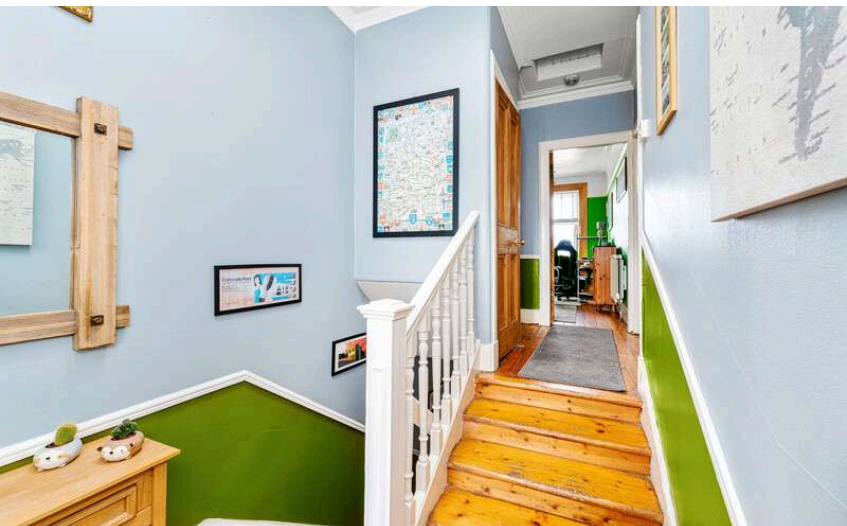


MORE INFORMATION

On the first floor are two attractive double bedrooms, both with charming mantlepieces, in addition to a third bedroom which is currently being used as a study, along with storage cupboards. The modern shower room has been upgraded by the present owners, with a large shower cubicle (surrounded by easy to clean splashboard), WC and wash hand basin.

The neat front garden is laid with low-maintenance, stone chippings with a path leading to the front door. The rear garden is south facing, with a decked area to soak up the sun in good weather, a lawn area and a fantastic summer house which also has useful storage area.

Unrestricted parking is available on the street outside.







THE LOCAL AREA

Craightinny is a charming residential area located to the east of Edinburgh's City Centre. Local shopping can be found on Craightinny Road including a pharmacy and convenience store. Portobello, which is situated nearby, has larger shopping facilities including an Aldi supermarket. Portobello's Promenade and Beach are also within easy reach as are the swimming pool and Tumbles Gym.

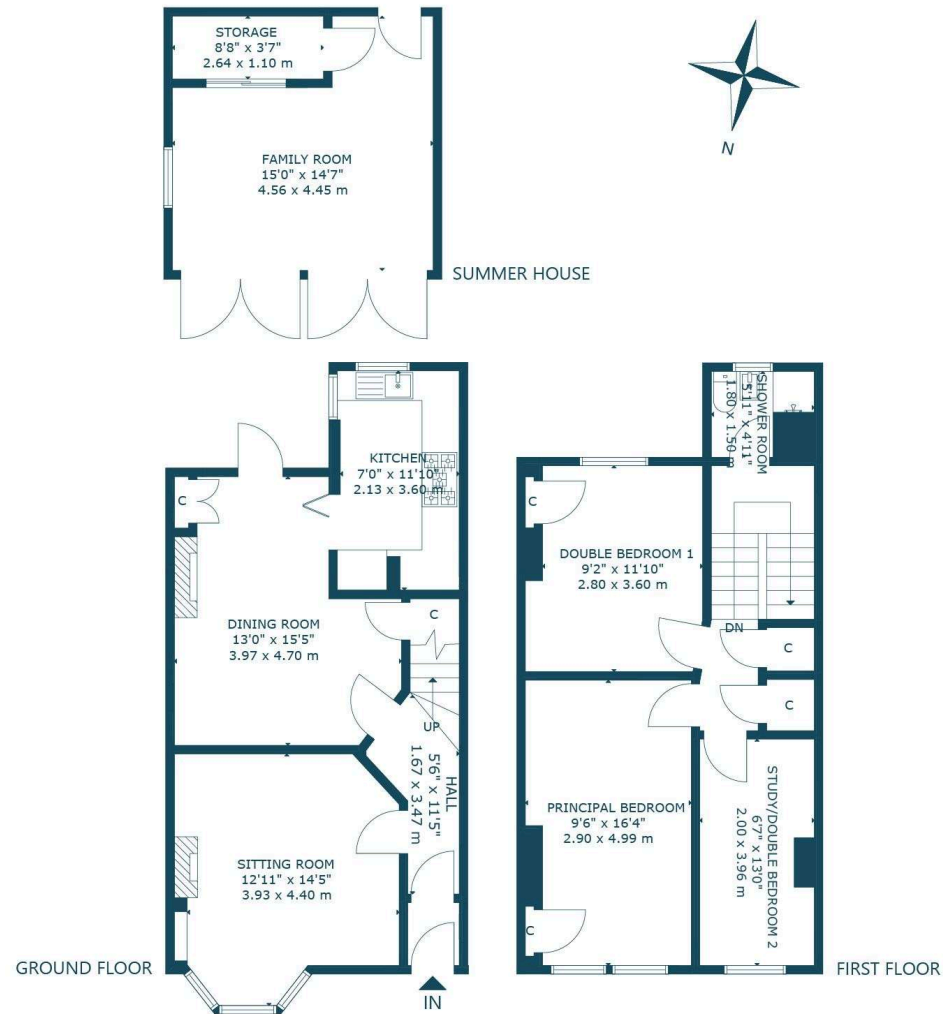
Edinburgh Fort, which has a wide variety of high street retailer including Marks & Spencer, Boots and Next, is within a short drive. There is also a large Asda at The Jewel.

Craightinny has good bus links into the City Centre.

EXTRAS

All light fittings, blinds, fitted flooring, and the integrated kitchen appliances are included in the sale price.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,019 SQ FT / 95 SQ M SUMMER HOUSE 218 SQ FT / 20 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.