

**74 Craigentenny Avenue, Craigentenny
Edinburgh, EH7 6PX**

OFFERS OVER £220,000



drummondmiller



- Traditional semi-detached bungalow in need of total upgrading/repair
- Scope for attic conversion (subject to consents)
- Living room, two double bedrooms and bathroom
- Walk-through kitchen leading to conservatory
- Gas central heating and double glazing
- Enclosed gardens to front and rear garden with gated drive, car port and garage
- Popular location within walking distance of Portobello
- EPC D

Description

Seldom available, this 1930's semi-detached bungalow will appeal to purchasers of all age groups prepared to undertake extensive modernisation and numerous repairs. It is of solid brick construction with accommodation all on ground floor level and a sun lounge extension to rear. There is a living room, walk-through kitchen, 2 double bedrooms and a bathroom.

The attic provides a storage area and offers scope for a possible conversion (subject to necessary consents).





Central Heating and Double Glazing

Gas central heating and upvc double glazing have been installed.

Gardens, Garage and Drive

This is a level plot which is fully enclosed and includes a gated driveway leading to the car port and adjoining garage (repairs are required).

Location

Craigentiny Avenue is a wide street running north from London Road (A1) which is less than one mile from the sandy beaches, attractive promenade and swim centre of neighbouring Portobello. Within sight of Arthur's Seat, Craigentiny is a well-established and popular residential area comprising a pleasant mixture of inter-war bungalows and villas. There are well-served bus routes, a local primary school, several small convenience shops and a golf course. The east end of Princes Street is only 2.5 miles away whilst large supermarkets are closer to hand at Piershill and Meadowbank. Commuters can gain ready access to fast main roads and a network of cycle tracks.

Valuation

The property has been valued by surveyors at £225,000 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.

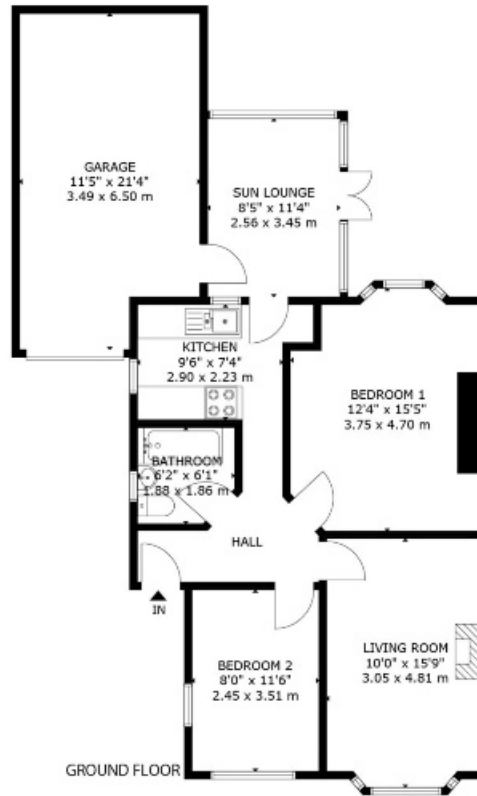
Extras

The sale price includes the carpets, cooker, washing machine and fridge/freezer.

Viewing

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





74 CRAIGENTINNY AVENUE, EDINBURGH EH7 6PX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 720 SQ FT / 67 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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