



GILSON GRAY

LAW • PROPERTY • FINANCE

50 KEKEWICH AVENUE

Craightinny, Edinburgh, EH7 6TY



This two/three-bedroom detached bungalow in Craigentenny offers bright and spacious accommodation with the ease and convenience of single-storey living. The home occupies a generous plot on an established residential street, therefore enjoying spacious gardens and excellent private parking. Good amenities can be found within easy reach of the property, including shops and other everyday facilities, transport links across the city, and open spaces such as Portobello Beach and the promenade.

Extras: Integrated kitchen appliances comprising a double oven, a hob, and a fridge will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Detached bungalow in Craigentenny
- Excellent opportunity for modernisation
- Entrance vestibule and hallway
- Versatile living room/bedroom 3
- Kitchen and adjoining dining room
- Two further double bedrooms
- Four-piece family bathroom
- Leafy front garden
- Generous rear garden with lawn and patio
- Attached single garage and gated driveway







"THIS TWO/THREE-BEDROOM DETACHED BUNGALOW OFFERS A BLANK CANVAS FOR ITS NEW OWNER TO PUT THEIR OWN STAMP ON."





EPC RATING:



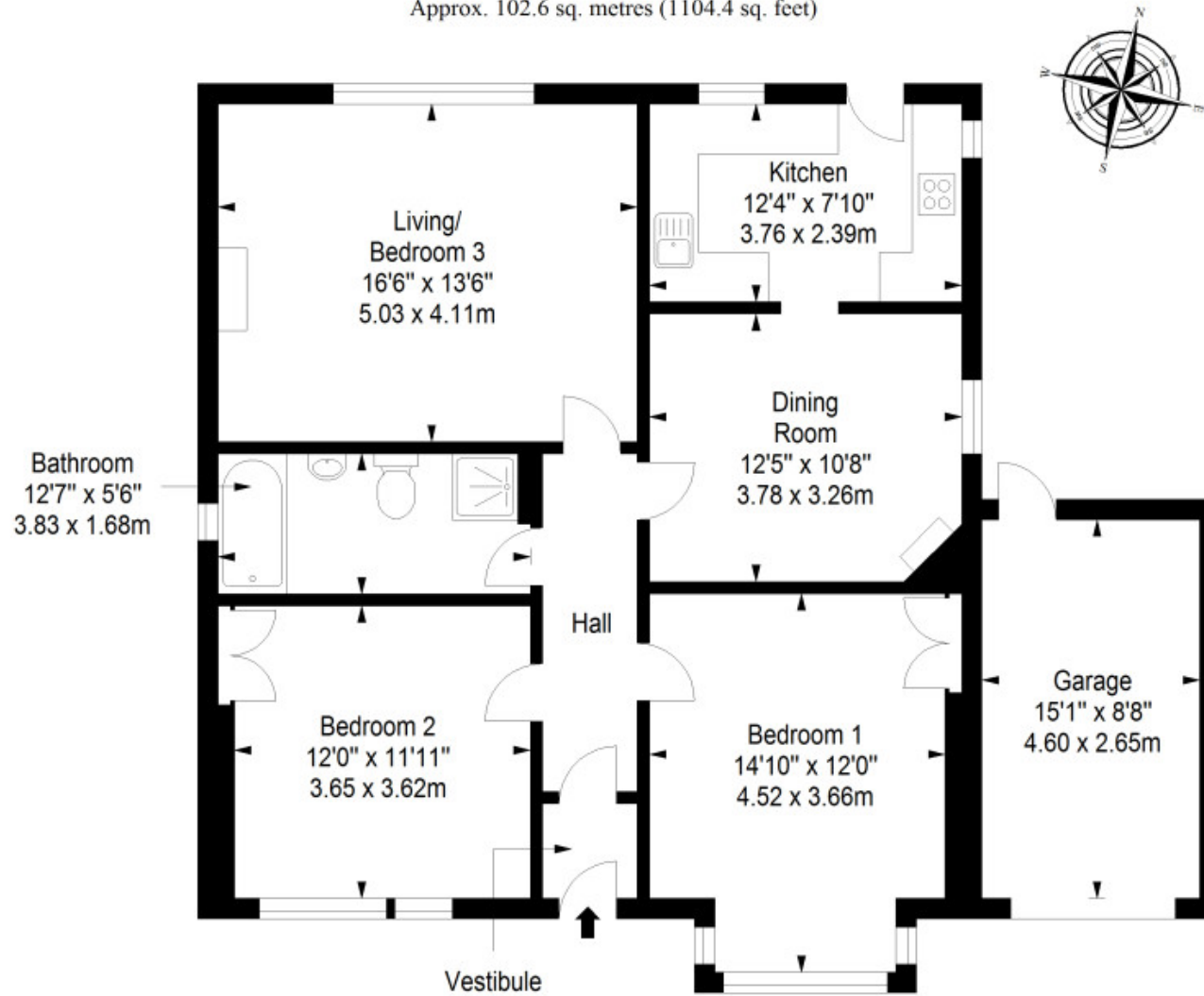
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 102.6 sq. metres (1104.4 sq. feet)



Total area: approx. 102.6 sq. metres (1104.4 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.