



34 Craigentenny Avenue,  
Edinburgh, EH7 6PX

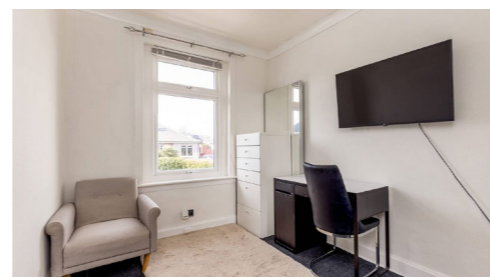
CALL US ON 0131 447 4747



# 34 Craigentenny Avenue, Edinburgh, EH7 6PX

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Entrance vestibule.
- Reception hall.
- Well-presented & good-sized bay-windowed living room.
- Dining room/sitting room with access to rear garden.
- Modern fitted kitchen with appliances with access to rear garden.
- Bay-windowed double bedroom with fitted understairs storage cupboard.
- Further double bedroom.
- Fully tiled bathroom with shower and bath.
- Staircase to attic conversion.
- Generously proportioned double bedroom with storage under eaves.
- Views to front Arthur Seat.
- Private garden to front.
- Driveway leading to garage.
- Extensive rear garden with potential to extend(subject to the usual planning consents).
- Unrestricted on-street parking.



## GENERAL DESCRIPTION

An attractive extended semi-detached bungalow situated within the much sought after Craigentenny district of the city, perfectly positioned for access into Edinburgh city centre and close to a wide range of local amenities. The property would make an ideal family home in a great location.

**COUNCIL TAX BAND:** F.  
**TRAIN STATION:** APPROXIMATELY 2.4 MILES TO EDINBURGH WAVERLEY TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 12.1 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

Lying north-east of Edinburgh, the suburb of Craigentenny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much loved sandy seafront. The area is in easy reach of numerous well stocked shopping facilities including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craigentenny Bowling Club and Golf Course will no doubt appeal to bowling and golf enthusiasts. Craigentenny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, AND AUTOMATIC WASHING MACHINE. THE TWO SOFAS WITHIN THE LIVING ROOM WILL ALSO BE INCLUDED IN THE SALE PRICE, ALONG WITH THE TWO SUMMERHOUSES AND TWO GARDEN SHEDS WITHIN THE REAR GARDEN.**



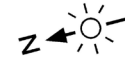




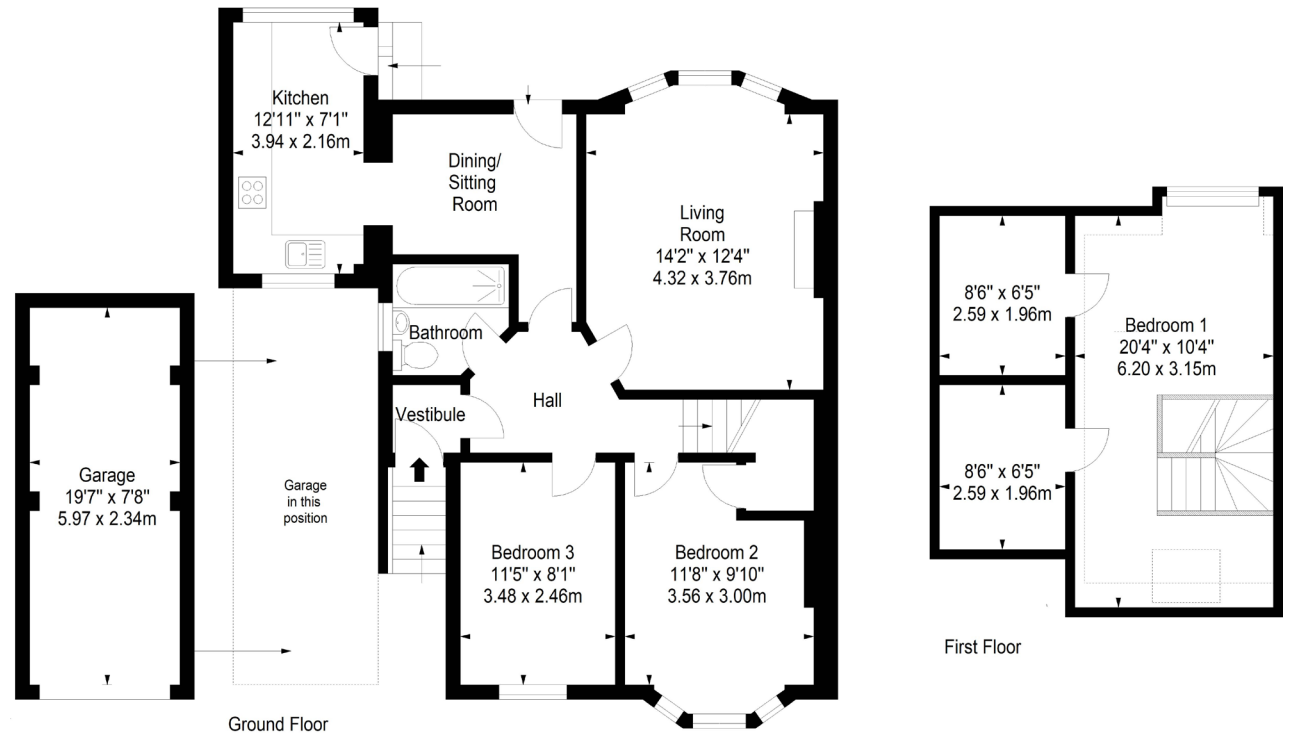
**Craigentiny Avenue,  
Edinburgh,  
Midlothian, EH7 6PX**



Approx. Gross Internal Area  
1059 Sq Ft - 98.38 Sq M  
Garage  
Approx. Gross Internal Area  
151 Sq Ft - 14.03 Sq M  
For identification only. Not to scale.  
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**ENERGY PERFORMANCE  
CERTIFICATE RATING D**



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**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.