



44 Kekewich Avenue
Craigentinny, Edinburgh, EH7 6TY

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage.
- Good-sized living room with feature fire overlooking rear property.
- Modern fitted kitchen with appliances.
- Access to rear garden.
- Two good-sized double bedrooms, one with box bay window on ground level.
- Bathroom with shower.
- Dining room with understairs storage.
- Access to upper level.
- Upper landing with storage.
- Access to double bedroom with storage.
- Further eaves storage space.
- Electric heating.
- Double-glazing.
- Private garden to front.
- Driveway leading to garage.
- Extensive child-friendly garden at rear.
- Access to garage at rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A detached bungalow situated within the highly desirable Craigentinny district of the city, a short journey to the east of Edinburgh City Centre and close to a wide range of local amenities. The property is in need of modernisation and redecoration but offers excellent potential to any purchaser and would be an ideal family home in a great location.

COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 2.8 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
APPROXIMATELY 2 MILES TO BRUNSTANE TRAIN STATION
AIRPORT: APPROXIMATELY 12.2 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

Lying to the east of Edinburgh, the suburb of Craigentinny 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 Craigentinny Golf Course will no doubt appeal to golf enthusiasts. Craigentinny 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, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING COOKER, COOKER HOOD, FRIDGE, FREEZER AND AUTOMATIC WASHING MACHINE, FOR ALL OF WHICH THERE ARE NO GUARANTEES. THE PROPERTY WILL BE SOLD AS SEEN.





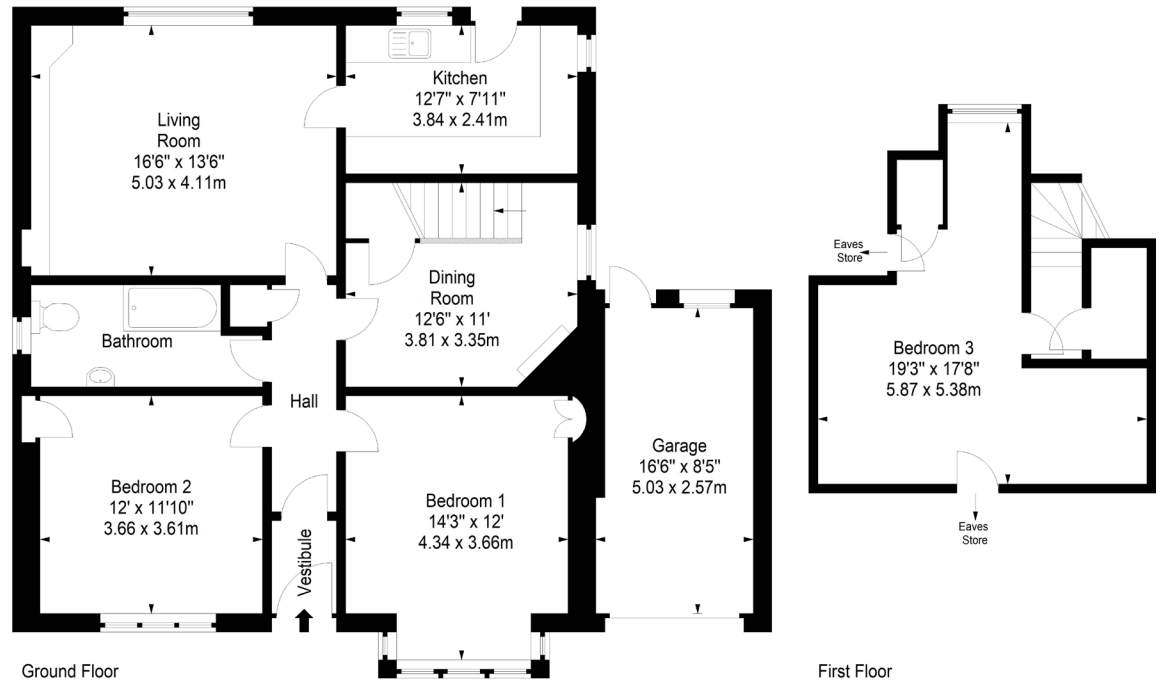
**Kekewich Avenue,
Edinburgh,
Midlothian, EH7 6TY**



Approx. Gross Internal Area
1381 Sq Ft - 128.29 Sq M
(Including Garage)
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING F**



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WEBSITE: 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.