



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**78 WAKEFIELD AVENUE**

Craightinny, Edinburgh, EH7 6TW



This well-presented four-bedroom detached house enjoys contemporary interiors as well as light-filled accommodation. The home features a southwest-facing living room arranged around a focal fireplace and press cupboard and a double-aspect kitchen with double doors, creating a semi-open-plan design with the dining and family room. Completing the home is a carpeted principal suite consisting of a double bedroom with an en-suite and dressing room, three more double bedrooms with fitted carpets and press cupboards, and a modern shower room with a heated rail. Externally, the residence comes with an enclosed rear garden and a gated multi-car driveway. Extras: All fitted floor and window coverings, light fittings, and integrated/freestanding kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition. Please note: All furniture is available by separate negotiation.



## FEATURES

- Appealing detached bungalow
- Set in the sought-after suburb of Craigentenny
- Attractive, modern interiors throughout
- Vestibule and reception hall with storage
- Sunny living room with fireplace
- Airy dining/family room with garden access
- Ultra-modern, dual-aspect kitchen
- Principal bedroom with en-suite and dressing room
- Three more spacious bedrooms
- Modern shower room
- Convenient utility room
- Private, well-kept garden grounds
- Secure driveway parking
- Gas central heating and double-glazed windows







“THIS FOUR-BEDROOM  
FAMILY HOME COMES WITH  
A MINIMALIST BACK GARDEN  
AND GATED, MULTI-CAR  
DRIVEWAY PARKING.”





EPC RATING:



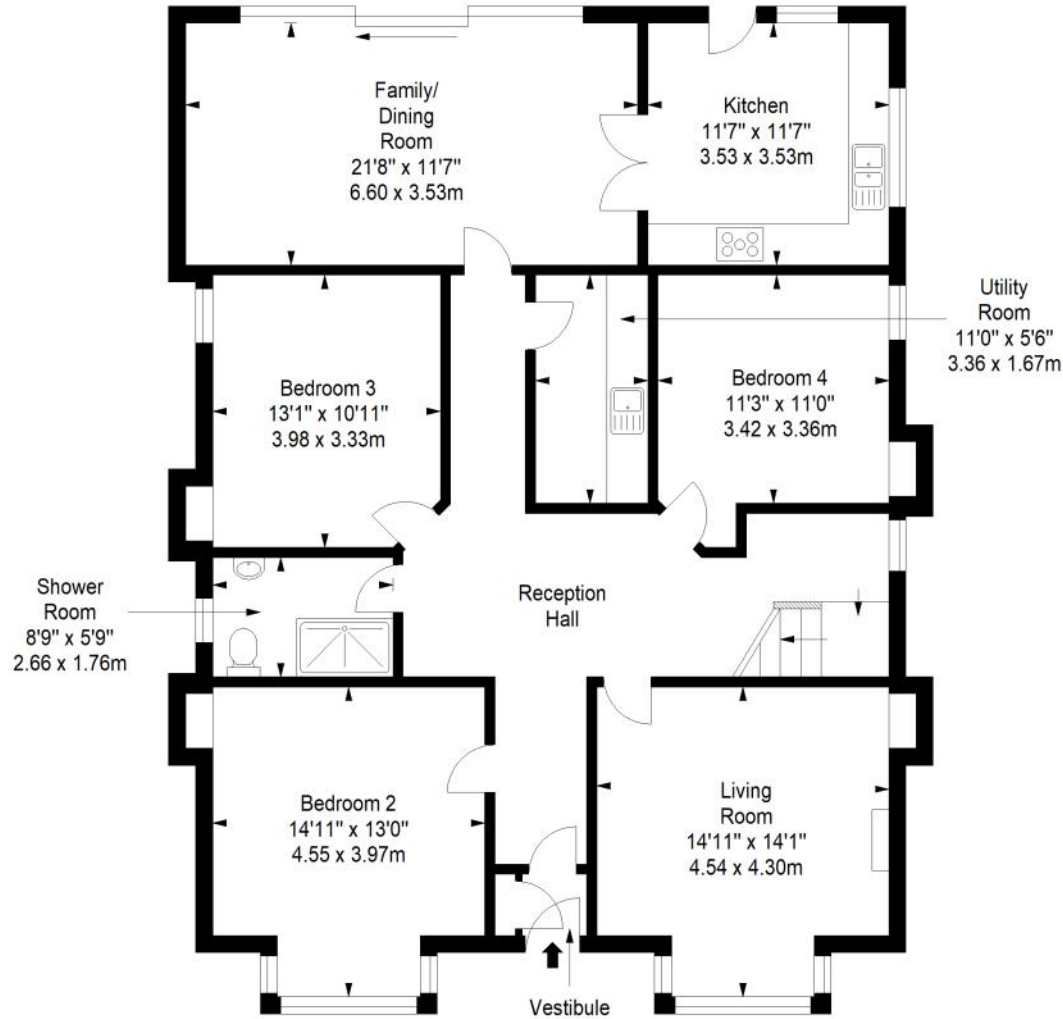
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

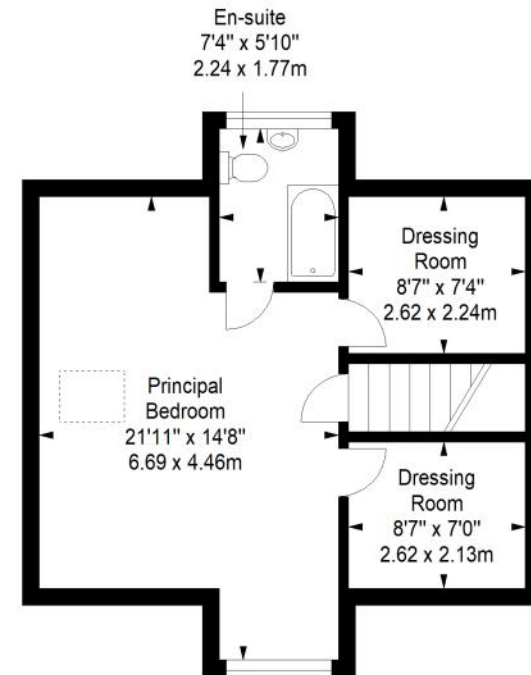
### Ground Floor

Approx. 139.8 sq. metres (1504.8 sq. feet)



### First Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



Total area: approx. 184.5 sq. metres (1986.0 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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