



55 Wakefield Avenue
Edinburgh, EH7 6TN

A

"55 Wakefield Avenue is a rarely available, three double bedroom semi-detached bungalow with private front & rear gardens"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- CONSERVATORY
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Craigentiny is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is a Morrisons Superstore, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane and Newcraighall railway stations connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

DESCRIPTION

55 Wakefield Avenue is a rarely available, three double bedroom semi-detached bungalow, situated in the popular district of Craigentiny.

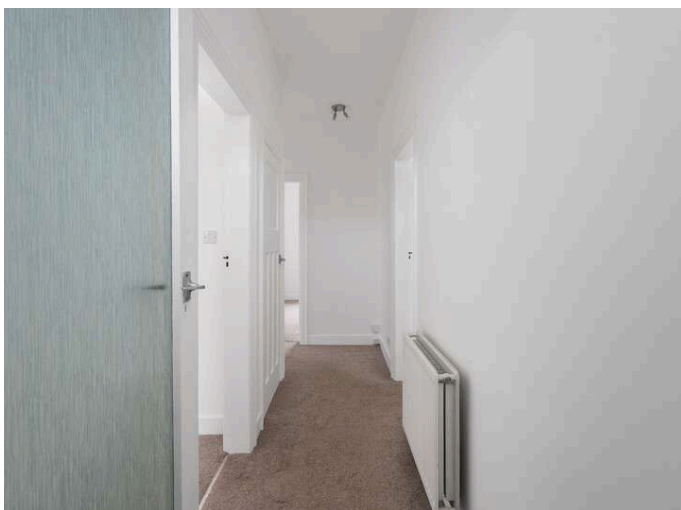
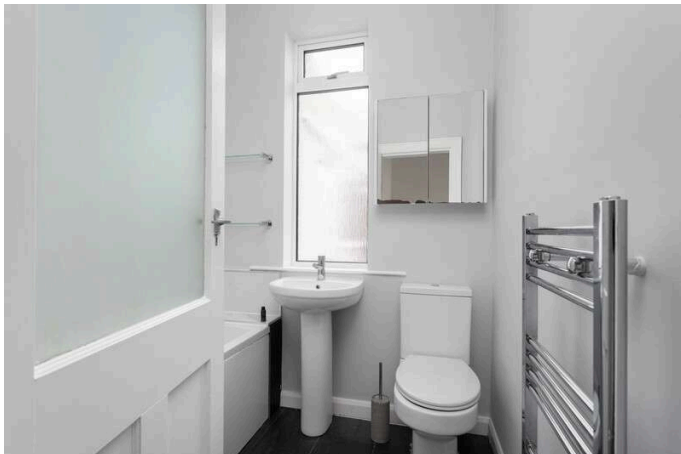
The flexible accommodation comprises: entrance vestibule; L-shaped hallway with two cupboards off; bright and spacious living room with shelved recess; well-equipped kitchen with integrated electric hob and oven; conservatory with access to private rear garden; good sized double bedroom 1 with boxed bay window allowing natural daylight to flood in; rear facing double bedrooms 2 & 3 and bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; partially floored attic; private front garden with mature shrubs, driveway and garage; sizeable south-west facing enclosed rear garden, laid to lawn with mature shrubs; excellent local amenities including short distance from Portobello Beach and great transport link.

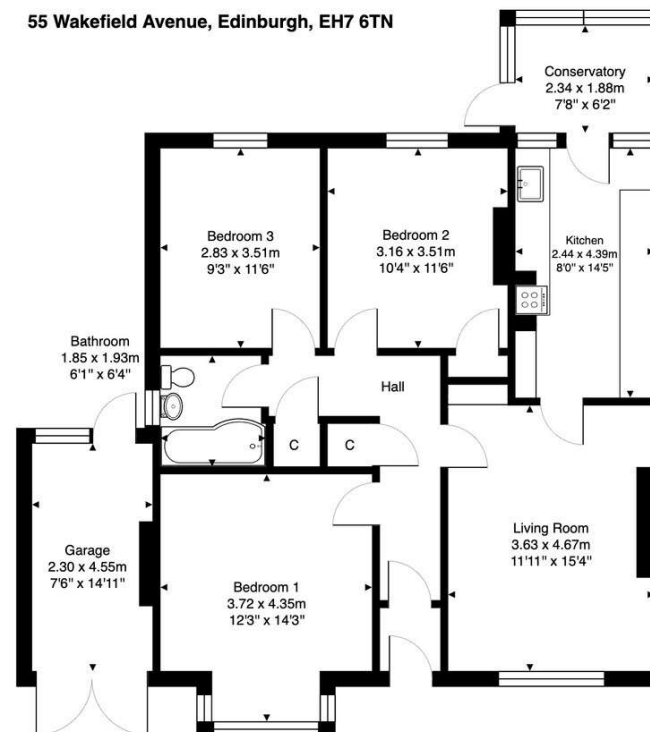
EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 95.9 m² ... 1032 ft²

All measurements are approximate and for display purposes only.



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