



**38 Stapeley Avenue  
EDINBURGH, EH7 6QP**

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*"38 Stapeley Avenue is a fabulous 4 bed extended detached bungalow located within a highly sought after area"*

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- LIVING/DINING/KITCHEN
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- DOWNSTAIRS BATHROOM
- UPSTAIRS BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE AND DRIVEWAY
- FRONT & REAR GARDENS





38 Stapeley Avenue, Craigentinny, EDINBURGH, EH7 6QP





## LOCATION

Craigtinny is an extremely popular residential area located approximately 3 miles east of Edinburgh City Centre.

Within in vicinity there are a good range of local shops as well as nearby Meadowbank Retail Park which includes a Sainsbury's Supermarket and Marks & Spencer. For more extensive shopping, nearby Portobello High Street has a varied range of services, specialist shops, banks and eateries. Slightly further afield is Fort Kinnaird Retail Park, which offer a wide range of high street retailers, bars, restaurants and a multi-screen cinema.

Leisure and recreational facilities are provided for by Meadowbank Sport Centre, Craigtinny Golf Course, Power League 5-a-side pitches, health & fitness clubs at Bannatynes and Kings Manor Hotel, outdoor bowling clubs, Portobello Swim and Leisure Centre and Portobello Soft Play Centre.

Locally, there is a good range of nursery, primary, and secondary schools.

The area is well served by regular bus routes into the city centre and surrounding areas. The nearby link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

## COUNCIL TAX

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



## DESCRIPTION

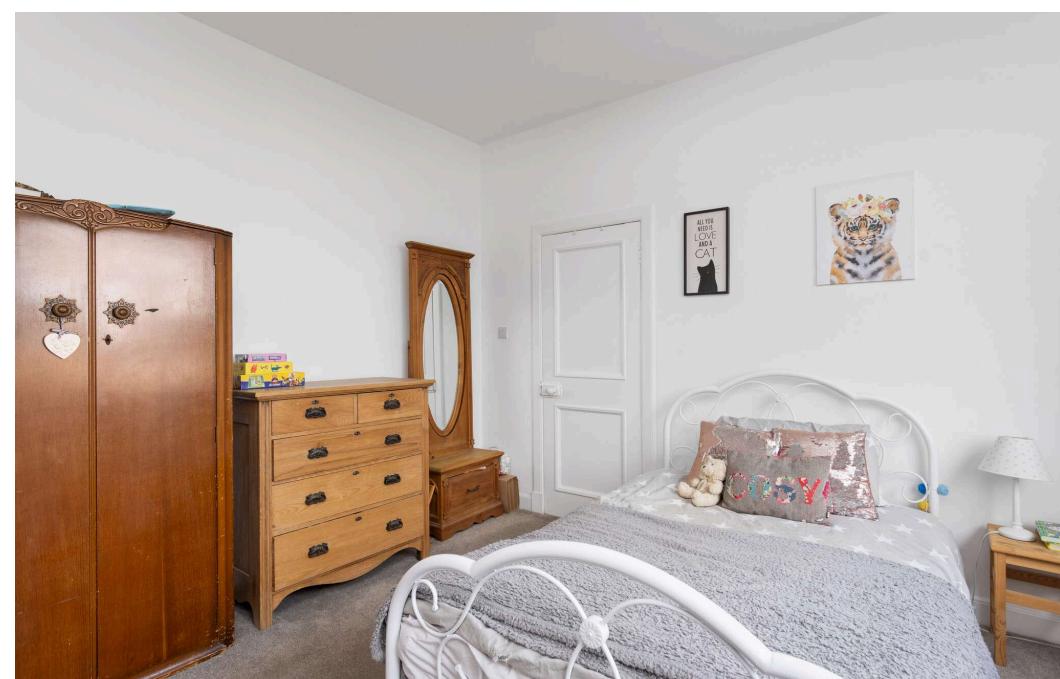
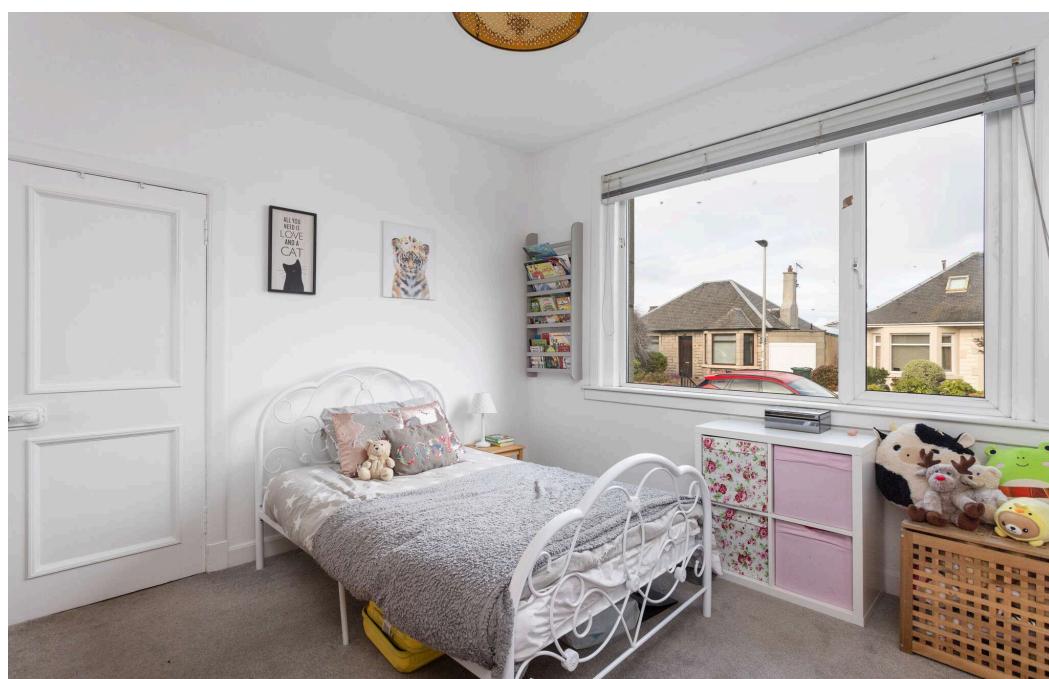
38 Stapeley Avenue is a marvalous 4 bed extended detached bungalow located within a highly sought after area. This remarkable family home has been finished to the highest of standard and offers generously proportioned and versatile living over two floors.

Accommodation comprises: vestibule; reception hallway; magnificent open plan living/dining/kitchen featuring bi-folding doors which lead directly to an enclosed rear garden, utility room with door to side of property, sitting room with wide box window and period fireplace, two double bedrooms on ground floor, family bathroom comprising a white suite with free standing bath and separate shower cubicle, on the first floor there are two spacious double bedrooms, both with dormer windows and a bathroom featuring a stylish white suite and shower.

Further benefits include gas central heating, double glazing, easily maintained front garden, fully enclosed rear garden mainly laid to lawn with mature shrubs and bushes, driveway and garage.

## EPC RATING

The energy efficiency rating for this property is band C

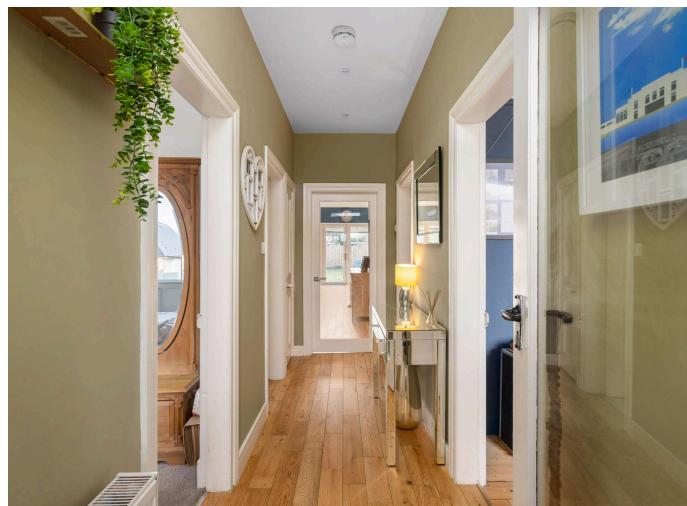




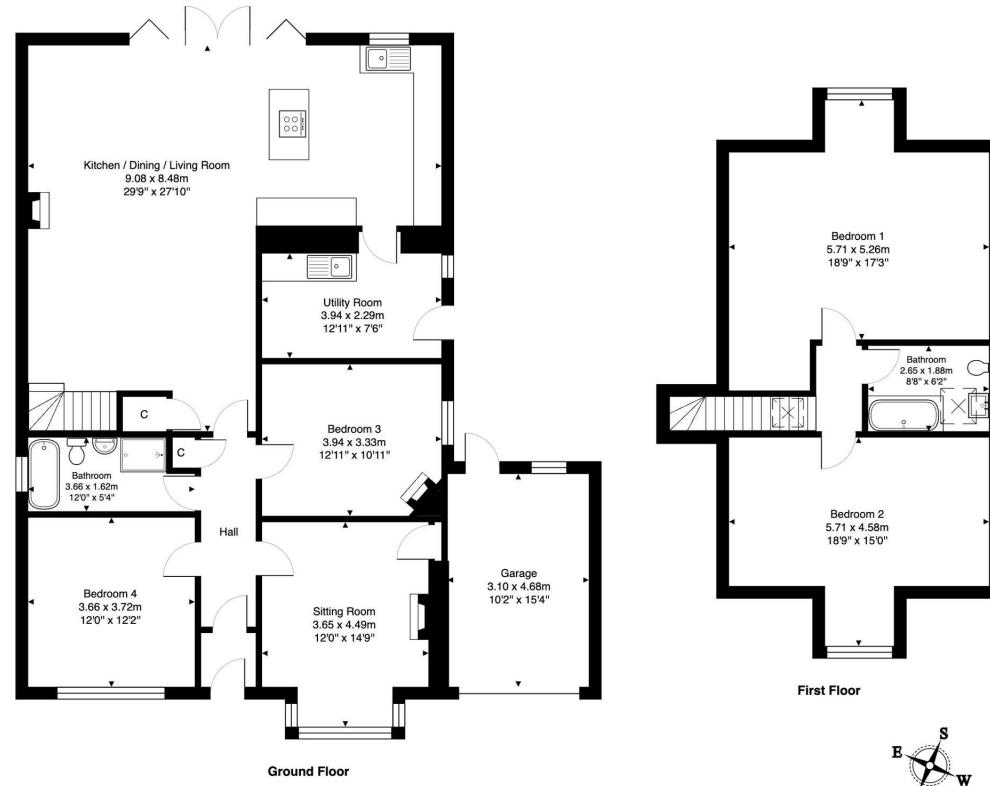
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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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