



64 CHRISTIEMILLER AVENUE

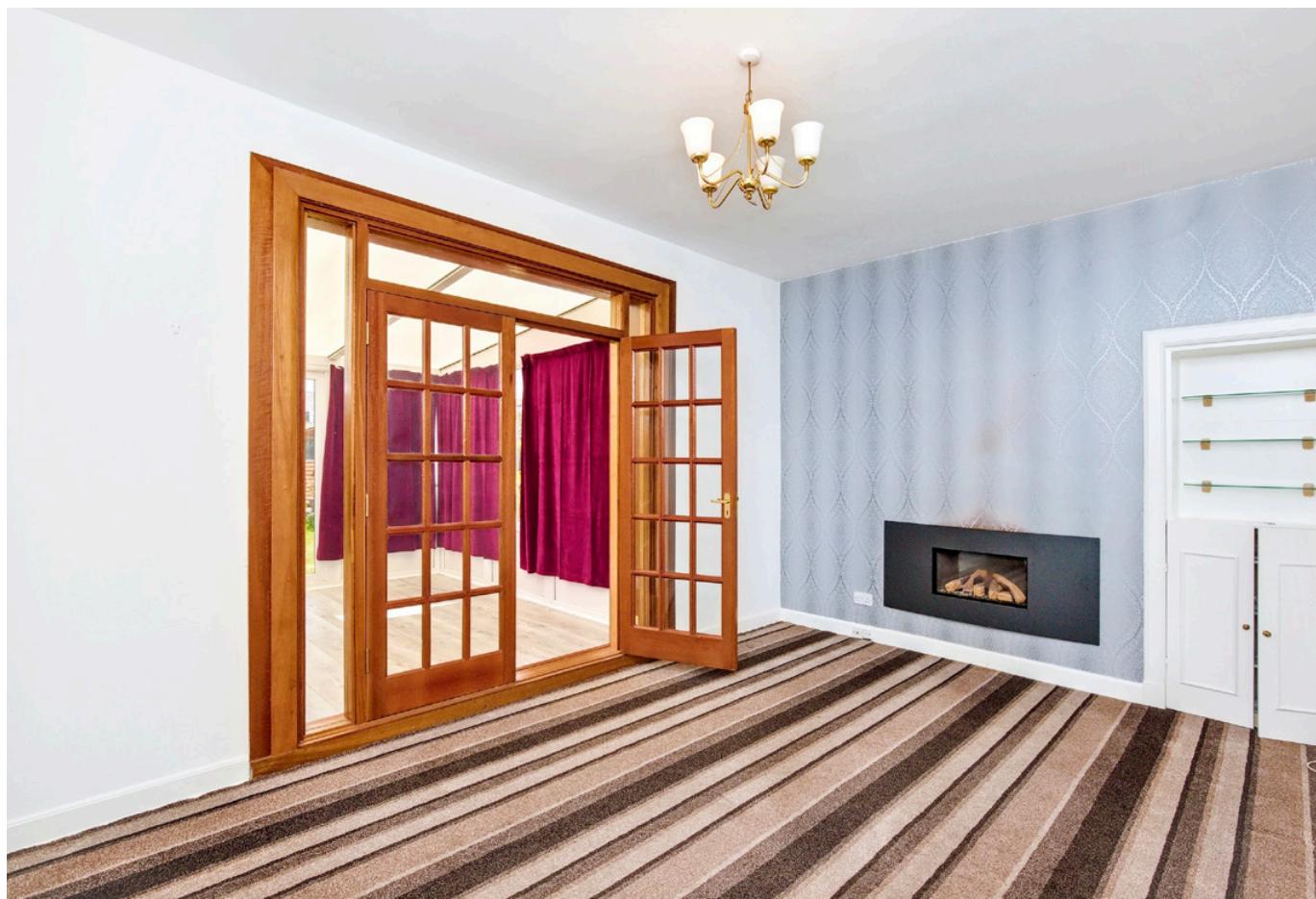
Craigentinny, Edinburgh, EH7 6SZ

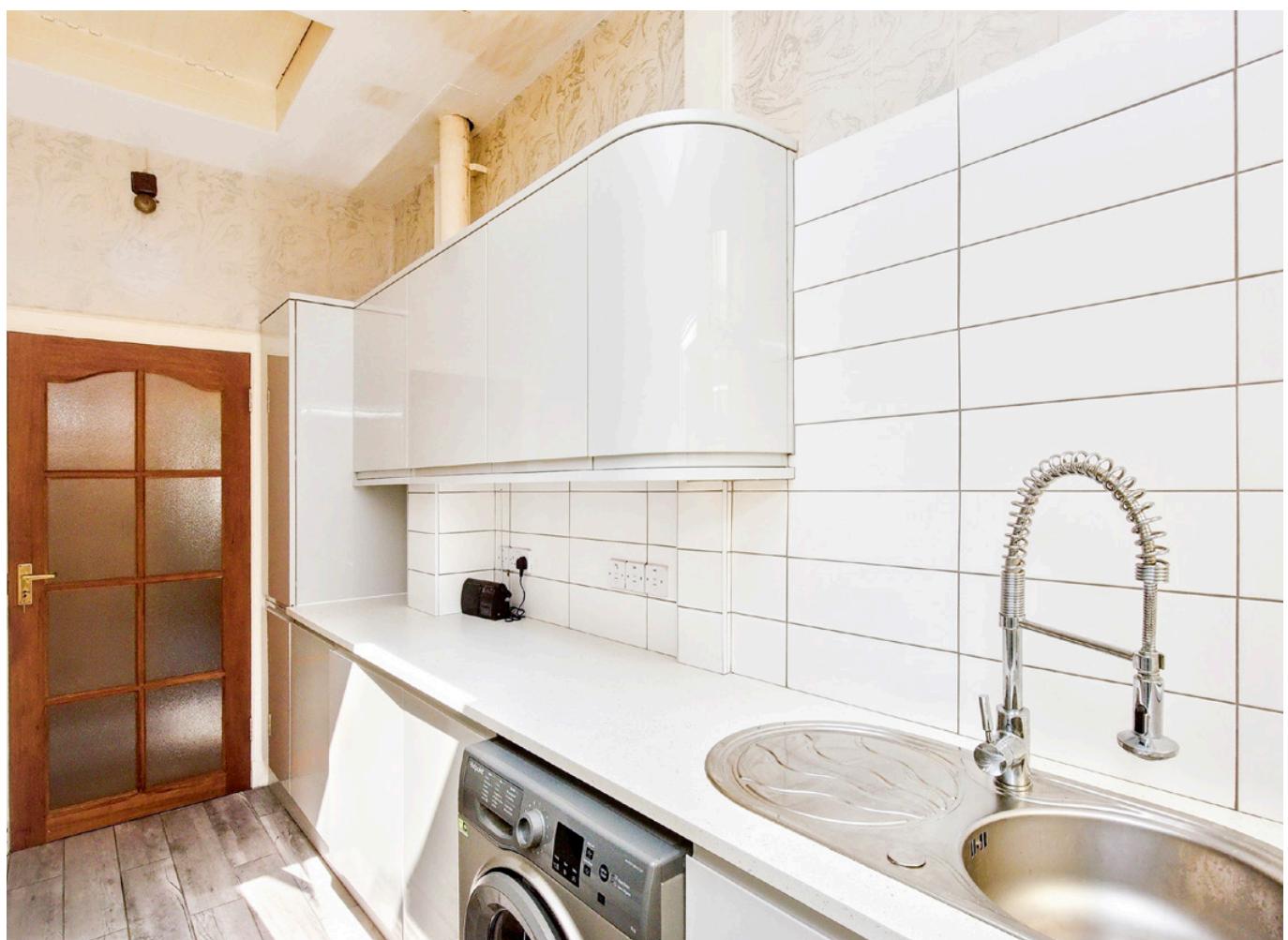
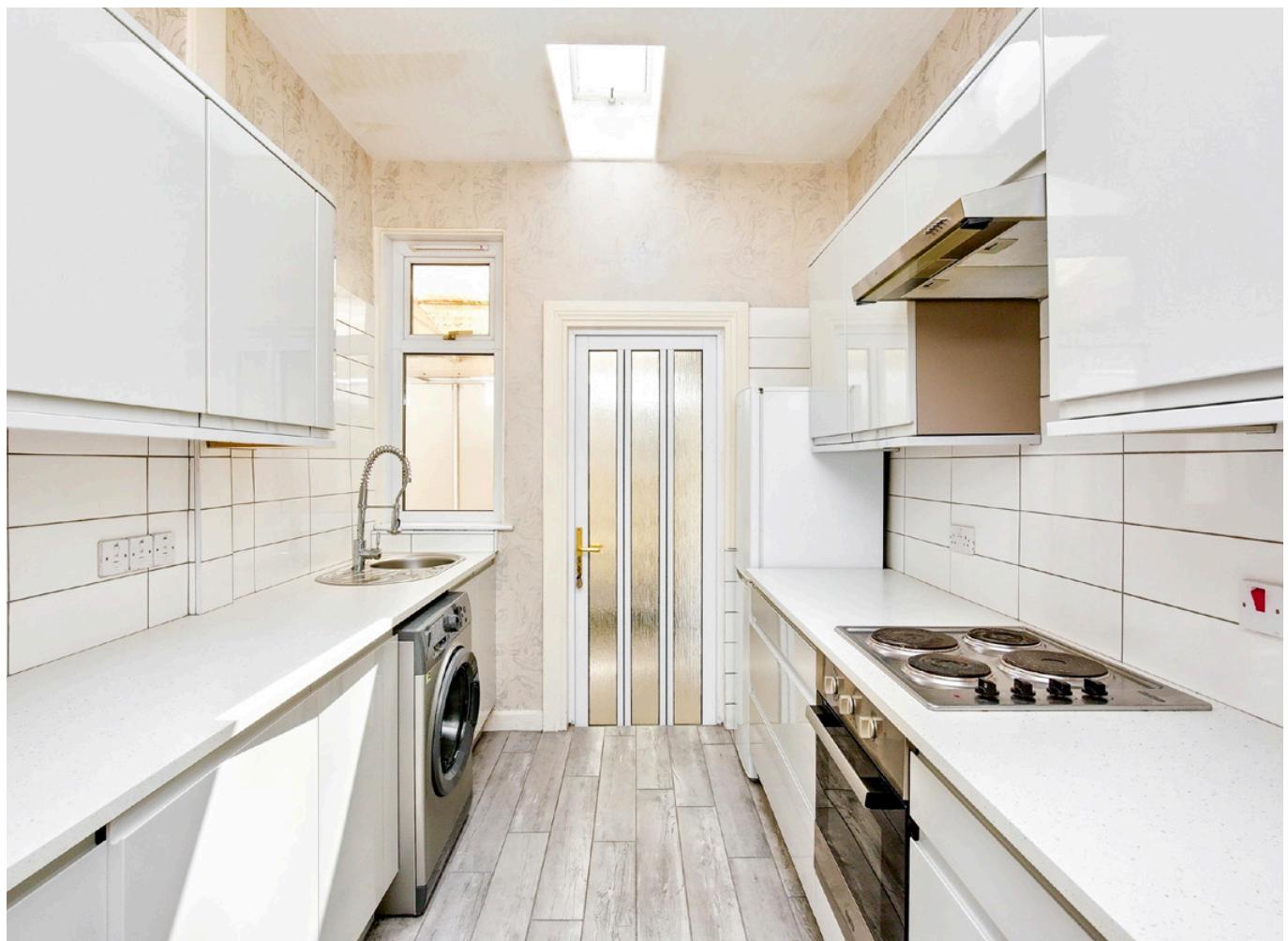
 1 Public Room	 3 Bedrooms	 1 Bathroom
--	---	---



64 CHRISTIEMILLER AVENUE

This detached bungalow in Craigentinny lies within easy reach of the city centre, the bypass, and Portobello's sandy beach. The well-proportioned interiors offer versatility with three double bedrooms and a living room adjoined by a conservatory. Additionally, there is a bright shower room, plentiful storage, and a kitchen that opens conveniently into a carport reached via an attached single garage. The generous plot also includes a front driveway and garden, as well as a delightful secure rear garden. Appealing opportunities are on offer to upgrade the property or extend, subject to consents.







E

EPC
RATING

F

COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Detached bungalow with an appealing city location
- Scope for improvements and development
- Entrance vestibule and hall
- Connected living room and conservatory
- Kitchen with practical external access
- Three double bedrooms with storage
- Bright shower room with good vanity storage
- Low-maintenance front garden and delightful enclosed rear garden
- Private driveway, attached single garage, and car port





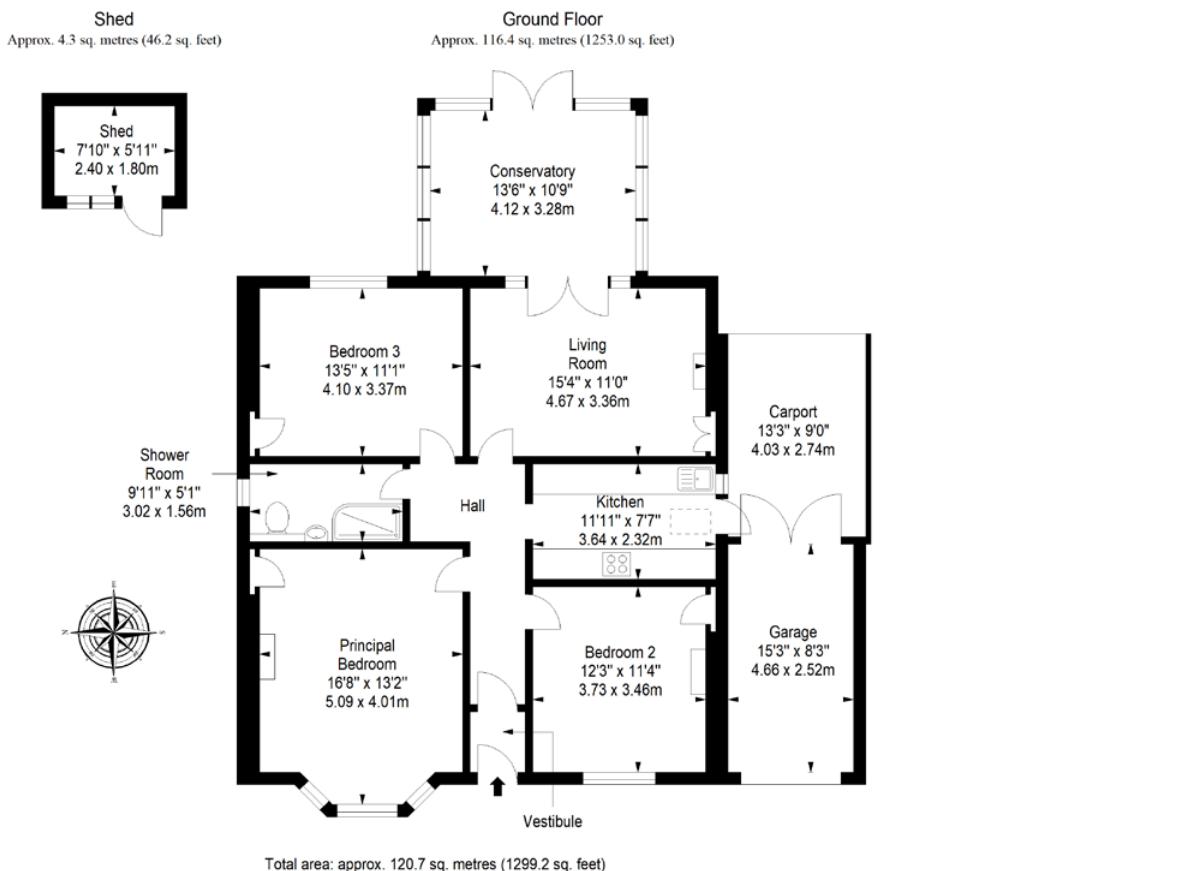


Extras: All fitted floor, window coverings, light fittings as well as a chest of drawers, wardrobe, fridge freezer and washing machine will be included in the sale.



CRAIGENTINNY, EDINBURGH

Lying north-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.



@gilsongrayprop

gilson gray property

gilson gray property

@gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.