







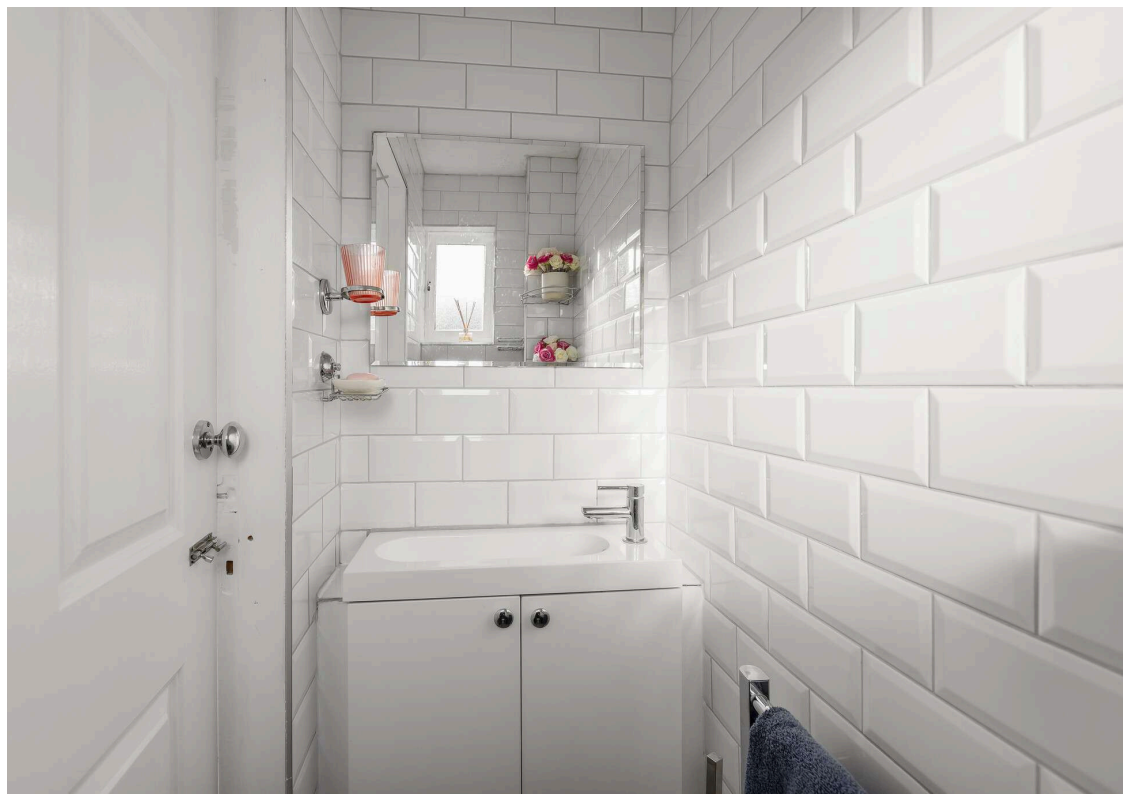
## Welcome

Welcome to Bingham Crossway, this well-proportioned three bedroom end terraced property offers bright and spacious family accommodation, the property further benefits from gardens to the front and to the rear, double glazing and gas central heating. Ideally located in the popular residential area of Bingham lying to the East of Edinburgh city centre, which offers proximity to excellent amenities, including Fort Kinnaird, as well as idyllic green spaces like Arthur's Seat, Holyrood Park, and Duddingston Loch. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with excellent storage.
- Bright and spacious living room.
- Modern and fully fitted dining kitchen.
- Downstairs cloaks comprising WC and wash hand basin.
- Three double bedrooms.
- Bathroom presented as a shower room.
- Floored attic accessed by a fixed ladder.
- Gas central heating.
- Double glazing.
- Private gardens to the front and rear.
- On Street parking available.











## Bingham

The property is situated in Bingham, to the east of the city centre, within easy reach of Portobello with its unique village feel location, a popular beach for tranquil strolls, good local shopping with a selection of independent shops, cafes, bistros, bars and restaurants, as well as a Victorian swimming pool with gym and fitness classes and Five a Side Football Centre. Also within easy commuting distance is Fort Kinnaird Retail and Leisure Park with shopping, cinema complex and restaurants and an Asda Hypermarket. Further leisure facilities are Holyrood Park, Arthur's Seat, Duddingston Loch and nearby Duddingston Golf Club. There is a good public transport service to City Centre and most parts of the town and the main road networks, including the A1 and City Bypass are all easily accessible. A railway station is located at nearby Brunstane.

## Extras

Included in the sale are the floor coverings, light fittings, blinds where fitted and the integrated appliances. Any appliances or movable items included in the sale are deemed to be sold as seen and are not warranted.







# Get in touch

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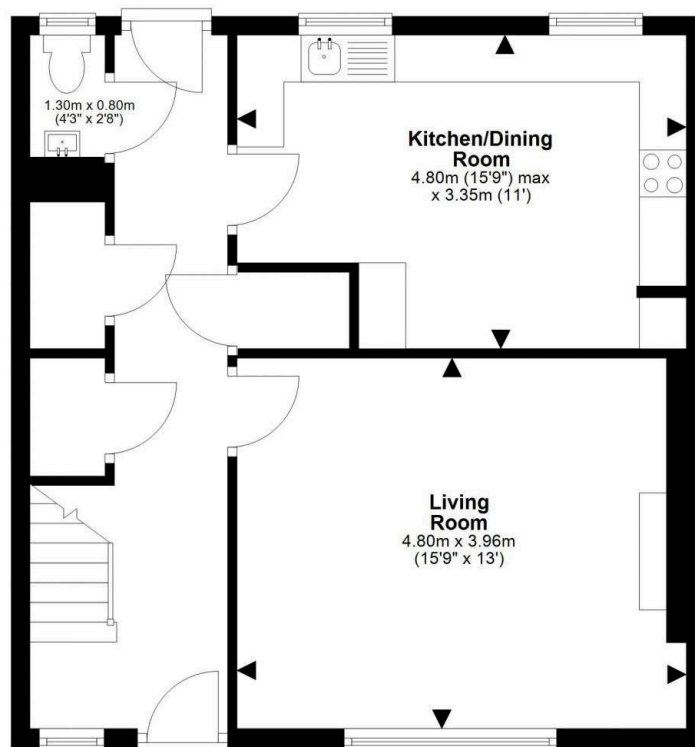
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

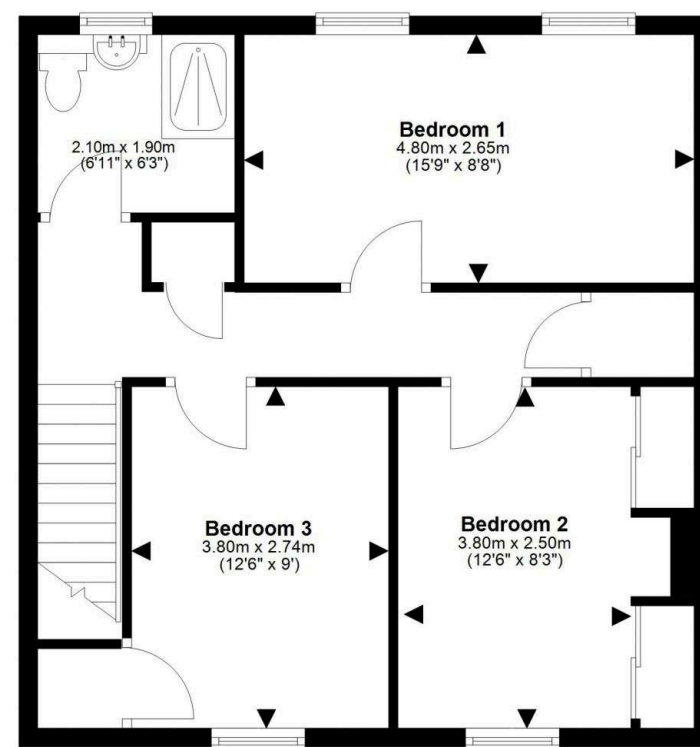


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.