



34 Inchview Terrace, Edinburgh, EH7 6TQ

This well-presented three-bedroom, mid-terraced Victorian house has been thoughtfully extended to the rear, creating a bright and spacious open-plan living, dining, and kitchen area. The property retains a wealth of period features, including bay windows, decorative cornicing, and ceiling roses, all of which contribute to its charm and character.

A fully powered and lit garden office provides a versatile space ideal for working from home or pursuing hobbies. To the rear, the property enjoys a south-facing garden, while the front features a monoblocked driveway offering convenient off-street parking.

Additional benefits include gas central heating and double glazing throughout.

The accommodation comprises:

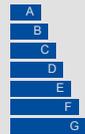
- Vestibule with original mosaic flooring
- Welcoming entrance hall
- Open plan kitchen / living / dining room with double French doors and southerly aspect, providing an abundance of natural light
- The kitchen area is fitted with Inchyra blue units, solid oak worktops and appliances including a range gas cooker with extractor hood, dishwasher and American style fridge freezer
- The utility room has storage units, worktops and a stainless steel sink
- Downstairs bathroom with fitted furniture with inset wash basin, WC, towel rail and large bath



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Generous bay windowed sitting room with decorative fire, Edinburgh press, ornate cornicing and ceiling rose
- Shower room with tiled flooring and tiled walls within the corner shower enclosure, wash basin with vanity unit and WC
- Two generous double bedrooms and good sized third bedroom
- Upstairs landing with two storage cupboards, one of which houses the boiler

Location

Craigentiny is a popular residential which lies to the east of Edinburgh City Centre. It is located near Portobello which offers extensive local amenities, sporting and recreational facilities; include a swimming pool and leisure centre. Leith and Ocean Terminal, which has a multiplex cinema and a great variety of shops, are just a short bus or car journey away, as is Meadowbank Retail Park and Fort Kinnaird Retail Park. There is a frequent bus service running to the City Centre and suburbs. The City Bypass and main motorway networks are also within easy reach. It is in the school catchment area of The Royal High Primary School, St Ninian's RC Primary School, Portobello High School and Holy Rood RC High school.

Outside & Gardens

The rear garden has a sunny southerly aspect and has raised decking, a paved patio and well stocked borders. There is a Home office within the garden with power, lighting, heating and data cabling. The front garden is monoblocked and has space for parking multiple vehicles.

Extras

The fixed floor coverings, light fittings and kitchen appliances are included in the sale.

Council tax - Band F













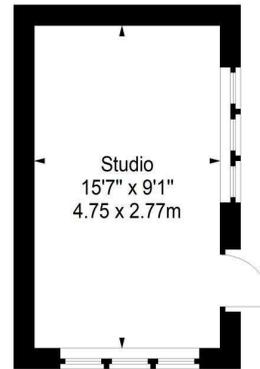
**Inchview Terrace,
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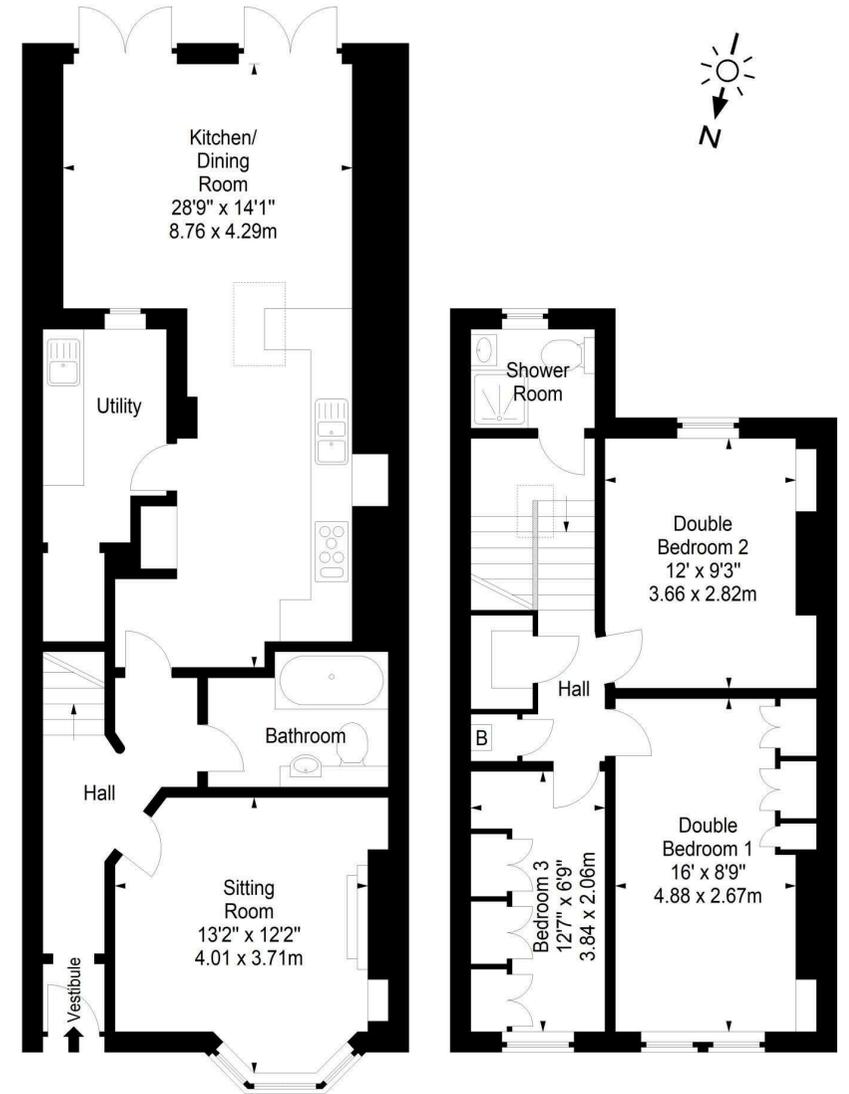
Approx. Gross Internal Area
1244 Sq Ft - 115.57 Sq M
Studio

Approx. Gross Internal Area
140 Sq Ft - 13.01 Sq M

For identification only. Not to scale.
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Ground Floor



Ground Floor

First Floor

DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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