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# 61 Vandeleur Avenue,

Edinburgh, EH7 6UQ



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EPC  
E



FREEHOLD



## Description

An excellent opportunity has arisen to acquire this versatile 3-bedroom detached bungalow, superbly situated within an established sought after residential area of Craightinny, close to good local day to day amenities and is well placed for convenient access to the City Centre and surrounding areas by way of good public transport. The property is now in need of some upgrading and cosmetic works and offers excellent scope to extend subject to relevant planning documentation being obtained. The property comprises; vestibule, large entrance hall, lounge, fitted kitchen, 3 bedrooms (1 currently being used as a dining room) and shower room. The property benefits from gas central heating, double glazing, good storage facilities, private well-maintained gardens to the front, side and rear and a driveway to the front. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and potential this property has to offer.

## Location

Craightinny is a popular residential area located to the east of Edinburgh. There are good local shopping facilities, schooling for all ages, and regular bus services provide access to most parts of the city. A large Morrisons supermarket is a short walk away. Close by is Meadowbank Retail Park and the shops of Portobello High Street, while a little further afield is Asda at The Jewel and Fort Kinnaird with its selection of high street stores. Portobello beach and promenade is also within easy walking distance. Access to Edinburgh City Centre is found on all the major bus routes, with Ocean Terminal and the fashionable Shore area of Edinburgh also within easy reach.

## Extras

All fitted floor coverings.

## Features

- Vestibule
- Entrance hall
- Lounge
- Kitchen
- 3 Bedrooms
- 1 Shower room
- Gas central heating
- Double glazing
- Private gardens to the front, side and rear
- Driveway
- EPC rating - E
- Council Tax Band – F
- Tenure - Freehold



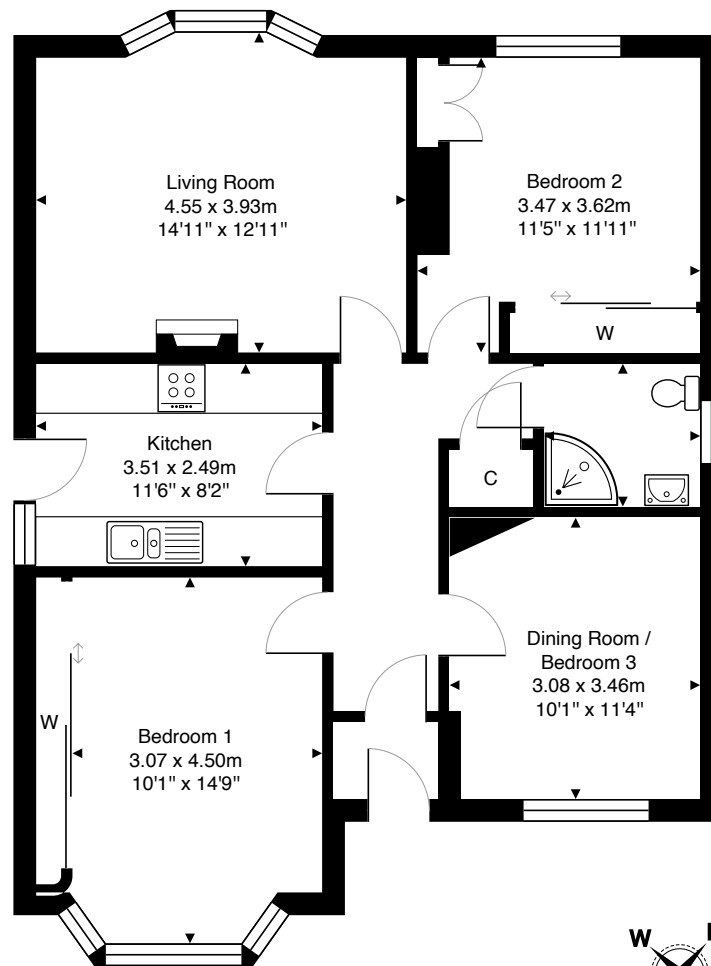








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Total Area: 80.2 m<sup>2</sup> ... 864 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.