



54 CHRISTIEMILLER AVENUE

Craigmillar, Edinburgh, EH7 6SZ



2

Public Rooms



3

Bedrooms



2

Bathrooms



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Situated on a peaceful residential street in sought-after Craigentiny, this charming three-bedroom detached chalet bungalow offers bright, versatile accommodation and a wonderfully private garden setting. With excellent local amenities, green spaces, and transport links nearby, this appealing home combines suburban tranquillity with easy access to the city centre and the nearby coastline.

The welcoming home opens into a central hallway leading to a spacious front-facing living room, where a large picture window fills the space with natural light and frames pleasant views of the surrounding neighbourhood. The adjoining dining room provides an ideal setting for everyday meals and entertaining, connecting conveniently to the well-appointed kitchen, which offers generous storage and workspace.

Three comfortable bedrooms provide flexible accommodation, including a generous principal bedroom with an en-suite shower room and two further doubles suitable for guests, family members, or home working. A modern family bathroom with both bath and shower adds further practicality.

Externally, the property enjoys lovingly maintained, established front and rear gardens with lawn and patio areas ideal for outdoor dining and relaxation, as well as an impressive detached garden room and external store ideal as a versatile additional space perfect for those working from home or those seeking space for fitness, hobbies or creative pursuits. A garage and driveway provide convenient off-street parking for multiple vehicles.





DEPC
RATING**F**COUNCIL
TAX BAND**VIEWING**By appointment only
with Gilson Gray on
0131 516 5366

Features

- Three-bedroom detached chalet bungalow
- Peaceful residential setting in desirable Craigentenny
- Bright living room with picture window
- Dining room with garden access, open to kitchen with integrated appliances
- Principal double bedroom with en-suite shower room
- Two further double bedrooms
- Four-piece bathroom
- Front and rear gardens with large garden room and store
- Single garage and gated front driveway
- Gas central heating and full double glazing





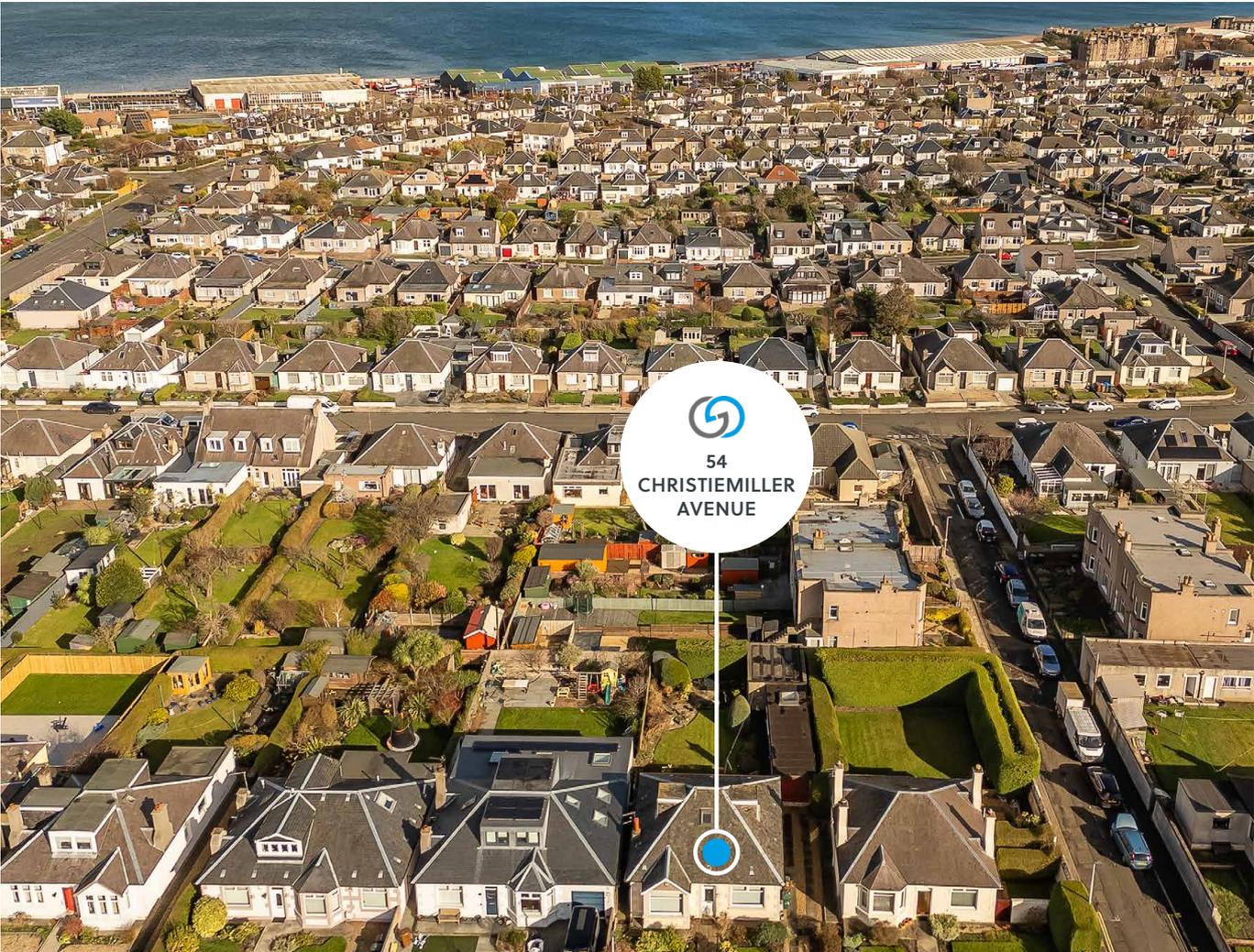
Extras: All fitted floor coverings, curtains, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.









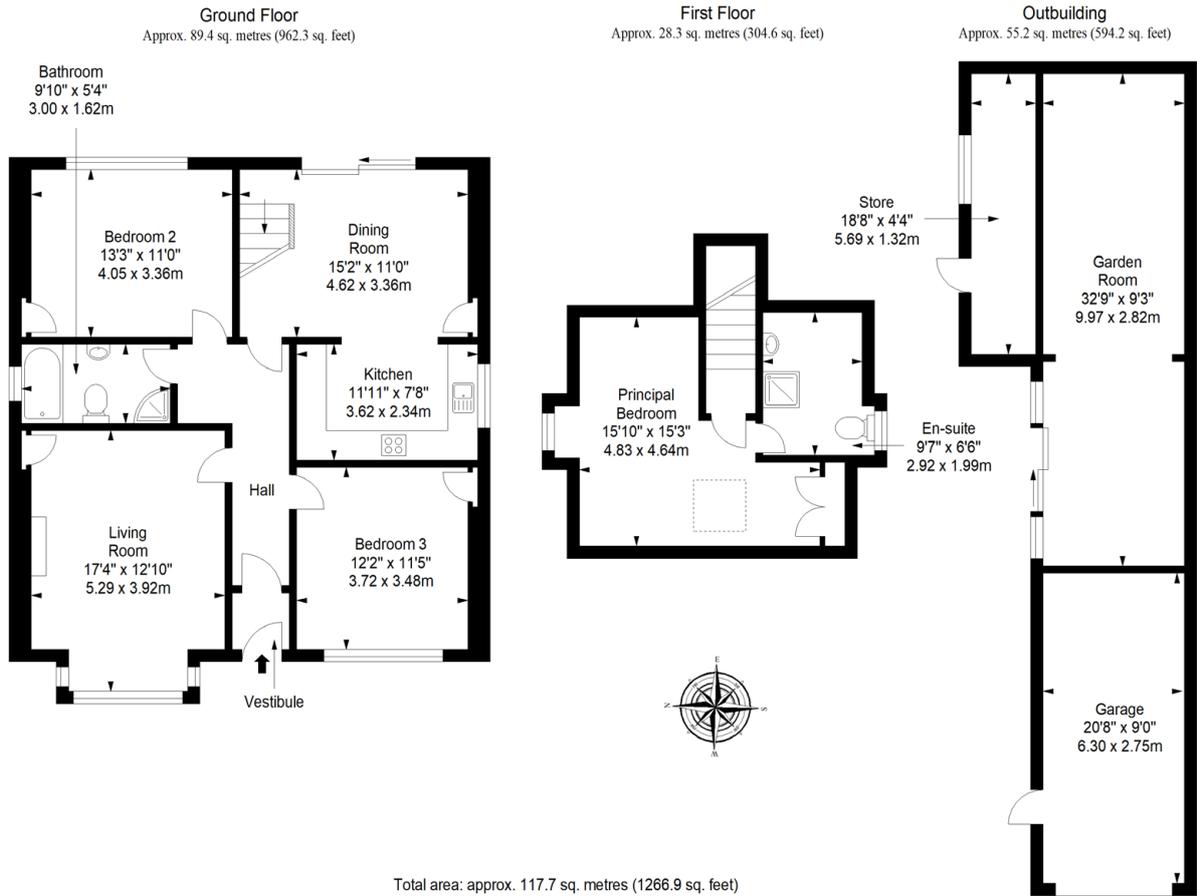




CRAIGENTINNY, EDINBURGH

Lying north-east of Edinburgh, the suburb of Craigentenny 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 Craigentenny Golf Course will no doubt appeal to golf enthusiasts. Craigentenny 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.

FLOORPLAN



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