

OFFERS OVER £310,000

27 Craigentenny Crescent
Edinburgh, EH7 6QA

drummondmiller
Solicitors & Estate Agents



- Generously proportioned two-bedroom semi-detached bungalow
- Paved front garden with drive
- Large private back garden with patio
- Private driveway and garage
- Fitted kitchen with ample storage
- Double glazing throughout
- EPC F

Description

Drummond Miller is delighted to bring to market this generously proportioned two-bedroom semi-detached bungalow in the sought-after Craigentenny area.

Set on a sizeable plot with attractive front and rear gardens and a private driveway, the property offers a flexible layout with excellent potential to modernise and tailor to individual needs.

The accommodation begins with an entrance vestibule leading into a welcoming hallway. To the rear of the home sits a bright and spacious living room, enjoying a peaceful outlook over the garden. Adjacent to this is a charming garden room, providing an additional versatile space ideal for relaxing or dining.

The kitchen is well-positioned and offers scope for reconfiguration or upgrading.

There are two well-proportioned double bedrooms, each offering comfortable accommodation, along with a practical shower room.





Central Heating and double glazing

There is electric heating, alongside double-glazed windows throughout.

Garden and parking

The home enjoys private gardens to the front and rear, offering excellent outdoor space for families, gardening, or entertaining. In addition, the property benefits from its own private driveway and garage, offering convenient off street parking.

Location

Craigentinny is a well-established residential neighbourhood to the east of Edinburgh's city centre, offering a mix of housing and a strong sense of community. The area is well served by schools from nursery through to senior level, and residents benefit from reliable public transport links connecting to the rest of the city and surrounding districts. Road access is convenient too, with the A1, the City Bypass, and Brunstane Railway Station all close at hand.

For leisure, nearby Portobello provides a sandy beach, independent shops and cafés, the Portobello Swim Centre, and golf at Craigenlin. Everyday shopping is available in both Portobello and Leith, while Fort Kinnaird, home to a wide range of retail outlets, restaurants, and a multiplex cinema is only a short drive away.

Council Tax and EPC

It is in Council Tax band E and has a F-rated Energy Performance Certificate.

Home Report

The property has been valued at £320,000 and a link to the Home Report is available from the ESPC website.

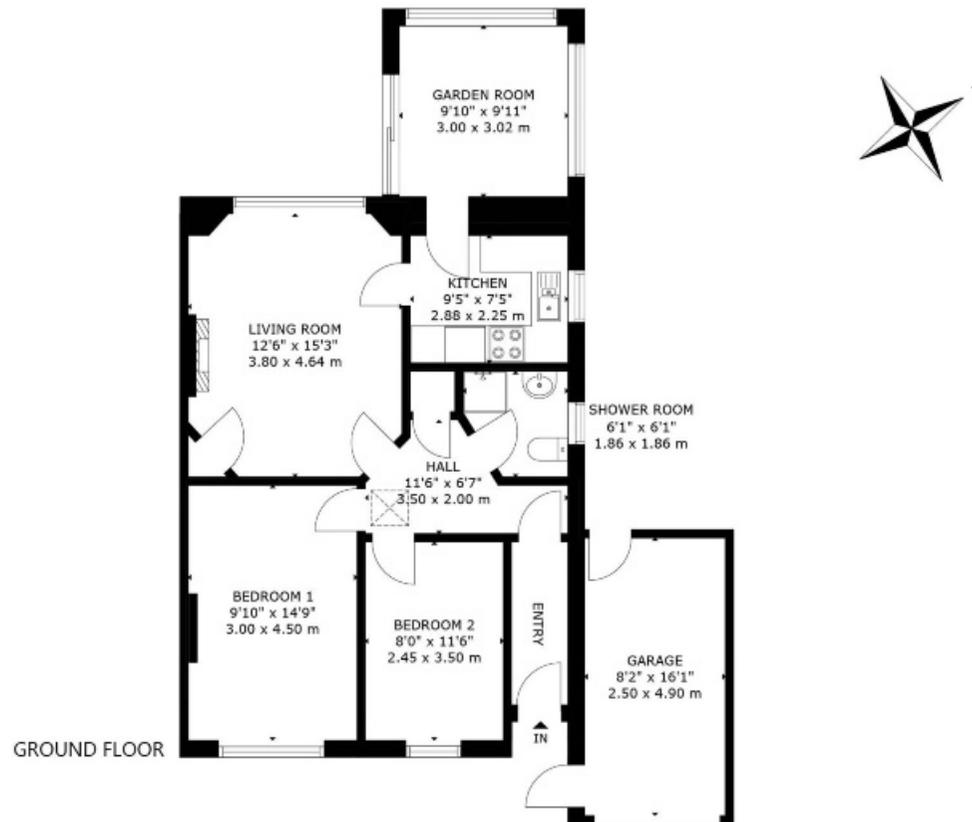
Viewing

By appointment with the Agent telephone 0131 229 3399.

Extras

The sale price includes all fitted carpets, curtains, blinds and white goods.





27 CRAIGENTINNY CRESCENT, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 782 SQ FT / 73 SQ M
 GARAGE 132 SQ FT / 12 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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