



55 Craigentenny Road, Edinburgh, EH7 6RL

Well-presented two-bedroom semi-detached converted bungalow with private front garden

URQUHARTS
EDINBURGH



DESCRIPTION

55 Craigentinny Road is a well-presented two-bedroom semi-detached converted bungalow with private front garden situated in the popular residential area of Craigentinny. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance vestibule and hall with several storage cupboards; spacious open plan living room / dining room / kitchen overlooking the front garden; fitted kitchen with wall and base units and appliances; double bedroom one with built in storage; and a modern bathroom with three-piece suite. On the upper level, generously sized double bedroom with dual aspect outlook to the front and rear.

ACCOMMODATION

Entrance vestibule & hall. Living room / Dining room / Kitchen. Two double bedrooms. Bathroom.

Gas central heating. Double glazing. Well-maintained private front gardens. On-street parking.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

LOCATION

The property is situated in the established residential district of Craigentinny, to the east of Edinburgh city centre. Local amenities are within walking distance, with more extensive shopping available at Morrison's, Aldi, and Asda superstores. Leisure and recreational facilities include Portobello beach and promenade, as well as lovely open spaces of Holyrood Park, Arthur's Seat and Craigentinny Golf Course. Buses run regularly to and from the city centre and surrounding areas. Well-regarded schooling in the area includes The Royal High Primary, Portobello High, St John's RC Primary and Holyrood RC High, with further education at College and University easily accessible. The city bypass and main motorway networks, as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing, are all within reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**

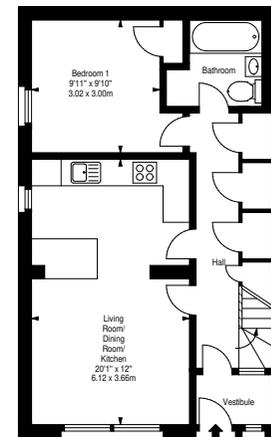
The property has an Energy Rating Category **C**



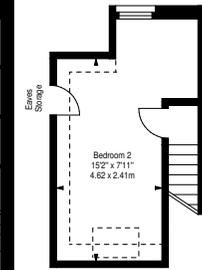
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Approx. Gross Internal Area
719 Sq Ft - 66.50 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.