

122 Craigentenny Road,  
Edinburgh, EH7 6QH



**Marwicks**  
Solicitors & Estate Agents

# 122 Craigentenny Road, Edinburgh, EH7 6QH

Situated on a spacious corner site, this attractive bright and sunny detached bungalow is located in a highly popular residential area on the east side of Edinburgh. Local facilities include the Morrisons Superstore and the impressive Meadowbank Retail Park less than 10 minutes' drive. There is also an impressive choice of shops in Portobello. Craigentenny Golf Course lies just to the north of the house and is within easy walking distance. Bus services 19 and 49 are available at Craigentenny Road (additional bus services are available further along Craigentenny Road) and there is also an excellent mix of public transport to and from the city centre from Portobello Road. There is also ample on-street parking.

The house itself comprises an entrance vestibule, hallway, livingroom, three double bedrooms, kitchen, rear porch, diningroom and bathroom. There is also a spacious floored attic capable of development to provide additional accommodation. The house is located on a spacious corner site, mainly laid out to lawn, with monoblock and paving, and there is a good sized garage and shed to the rear of the property. The garden area in particular is laid out for ease of maintenance and incorporates split level patio areas and attractively planted out areas. Early viewing of this property is recommended.

**ENTRANCE VESTIBULE:** Consumer unit. Door leading to:-

**MAIN HALLWAY:** Fitted carpet. Central heating controls. Hatch to floored attic. One double central heating radiator. One double 13 amp socket.

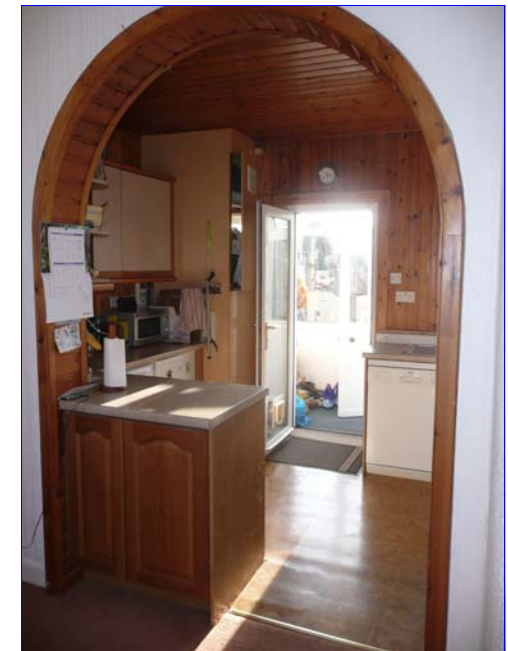
**LIVINGROOM** (16'7" x 13'6" maximum): South facing, located to the rear of the house with sliding French doors leading to rear patio area. Fitted carpet. Three brass wall lights. Two double central heating radiators. Coal effect gas fire. Cornice. Curtains plus curtain rail. Fireplace and surround. Four double 13 amp sockets. Door leading to open plan diningroom/kitchen.

**DININGROOM** (12'6" x 8'0" maximum): Fitted carpet. Triple brass light fitting. Three double 13 amp sockets. One double central heating radiator. Three double 13 amp sockets. Pine lined archway leading to:-

**KITCHEN** (12'4" x 7'8" maximum): Attractive pine lined ceiling. A well laid out kitchen with ample units and worktop areas. Three recessed ceiling downlights plus under-unit lighting. Partly tiled. Vinyl floor covering. Boiler cupboard. Window roller blind. Washing machine and dishwasher. Back door to:-

**REAR PORCH:** Door to garden.

**DOUBLE/**



**DOUBLE BEDROOM 1 (FRONT)** (12'1" x 12'0" maximum): Fitted carpet. Attractive built-in units comprising built-in double wardrobes with full height sliding mirror doors plus over-bed unit comprising wardrobe and drawer unit to either side of bed plus over-bed feature recessed light unit with three recessed downlights. One double central heating radiator. Vertical blinds. Curtains and curtain rail. Cornice. Three double 13 amp sockets.

**DOUBLE BEDROOM 2 (REAR)** (12'6" x 10'10" maximum): Fitted carpet. Vertical blinds. Curtains and curtain rail. One double central heating radiator. Three double 13 amp sockets.

**DOUBLE BEDROOM 3/FRONT LOUNGE** (14'3" x 11'11" maximum into bay): An attractive multi-purpose room to the front of the house. Fitted carpet. Open fireplace with electric fire. One double central heating radiator. Three-light bay window. Vertical blinds. Curtains plus curtain rails. Triple brass-effect ceiling light fitting. Feature recessed alcove. Three double 13 amp sockets.

**BATHROOM:** A most attractive fully tiled bathroom with three piece white suite comprising bath, toilet and wash-hand basin set in vanity unit. Shower and shower curtain over bath. One single central heating radiator. Tiled floor. Pine ceiling with three recessed downlights. Built-in mirror wall unit and cupboard. Curtains plus curtain rail.

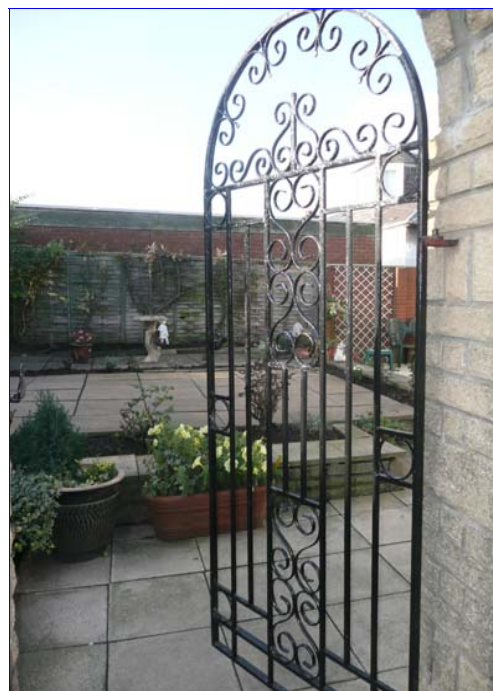
**GARDENS:** To the front, side and rear. Very attractive front garden laid out mainly to lawn to the front and side with large monoblocked area to the side allowing access to the garage plus additional off-road parking for further vehicles. Arched gateway to rear garden, mainly paved with split level patio areas and side access to garage and integral built-in shed/storage area. Both the garage and shed have power and light.

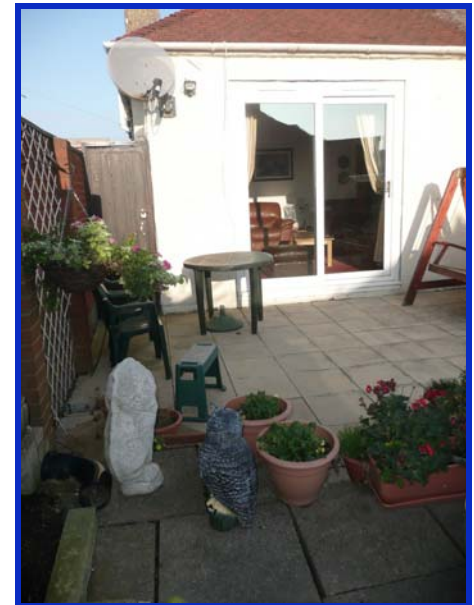
**VIEWING:**

Telephone (0131) 669 9954 or (07825) 786488

**PRICE:**

Reduced Fixed Price £299,995





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