



27 Christiemiller Avenue, Craightinny, Edinburgh, EH7 6TB

Well-presented three bedroom detached bungalow with enclosed garden, driveway and garage

URQUHARTS
EDINBURGH



DESCRIPTION

27 Christiemiller Avenue is a well-presented three bedroom detached bungalow with enclosed garden, driveway, and garage, situated in the popular residential area of Craightinny. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property offers fantastic renovation and extension potential (subject to local authority consents).

Entrance vestibule and hall; spacious living room / dining room overlooking the rear garden and leading to the kitchen and rear conservatory porch; fitted kitchen with wall and base units and appliances, and two storage pantries; three good-sized double bedrooms, one with bay window; and a shower room.

ACCOMMODATION

Entrance vestibule & hall. Living room / Dining room. Kitchen. Three double bedrooms. Shower room.

Electric heating. Double glazing. Well-maintained private front and rear gardens, with the rear garden mainly laid to lawn with patio area. Driveway and detached garage.



LOCATION

The property is situated in the established residential district of Craightinny, 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 Craightinny 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 F

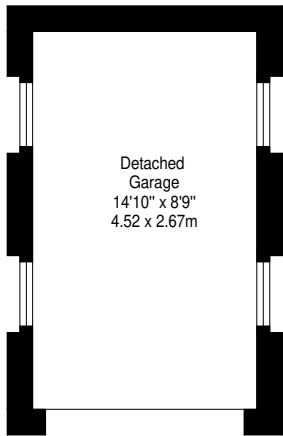
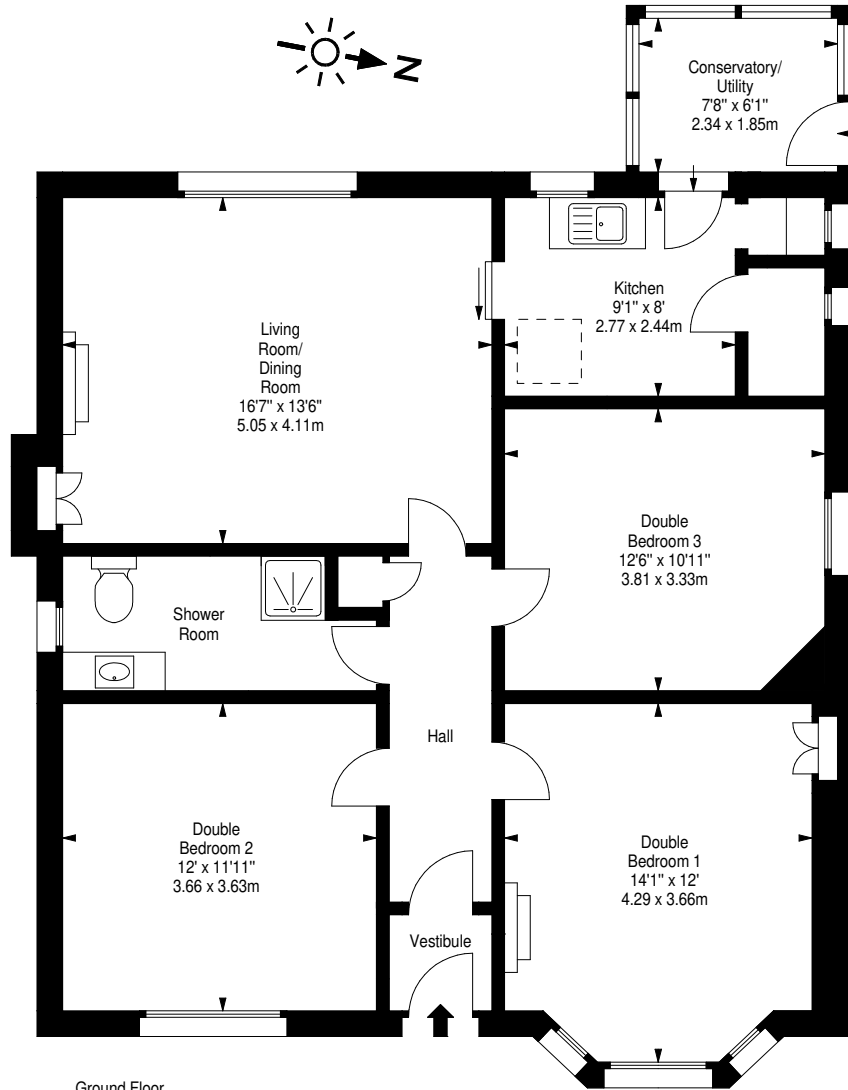
The property has an Energy Rating Category E



27 Christiemiller Avenue, EH7 6TB



Approx. Gross Internal Area
1010 Sq Ft - 93.83 Sq M
Garage
Approx. Gross Internal Area
129 Sq Ft - 11.98 Sq M
For identification only. Not to scale.
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Ground Floor

Ground Floor



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.

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.