



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**10 Findlay Avenue  
Craightinny, EH7 6HB**



## LOWER VILLA

- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Front & Rear Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating - D





This generously-proportioned lower villa with private front and rear gardens is located in Craighton in east Edinburgh, close to ample public transport links to the city centre and surrounding areas. The accommodation comprises; spacious living room with space for a dining table, separate modern kitchen, two good-sized double bedrooms with built-in wardrobes and shower room. There is a neatly maintained, private garden to the rear and a further south-facing garden to the front. There is free on-street parking in the area and the property benefits from double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.



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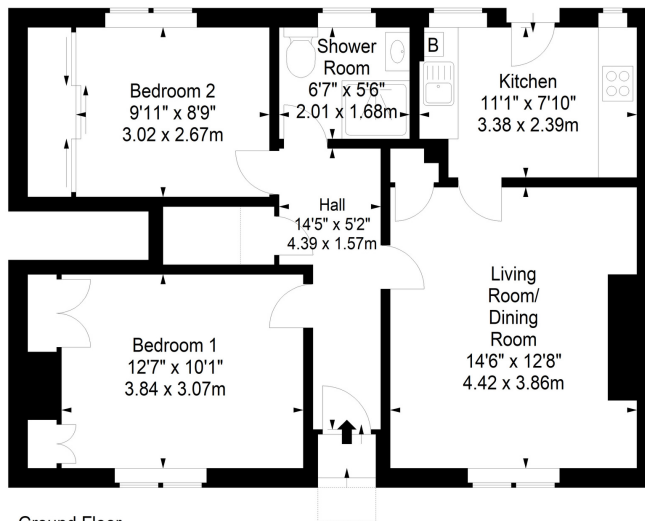


Approx. Gross Internal Area

680 Sq Ft - 63.17 Sq M

For identification only. Not to scale.

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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[www.deansproperties.co.uk](http://www.deansproperties.co.uk)