



**33 Bryce Avenue, Craigentiny,
Edinburgh, EH7 6TR**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BRIGHT AND SPACIOUS

TWO-THREE BEDROOM, EXTENDED, SEMI-DETACHED BUNGALOW



This bright and spacious, two/three-bedroom, extended, semi-detached bungalow has a lovely location on a quiet residential street in the popular Craighentiny area of Edinburgh, close to local amenities, transport links and a short drive to Portobello, with its fantastic range of shops, cafes and the sea front. The property has been very nicely decorated throughout and offers versatile living on ground floor level. There is also potential to extend into the attic space, subject to all the usual permissions. The accommodation consists of an entrance vestibule, hallway, a lovely, light filled, open plan kitchen/dining/living room to the rear of the property with a split level. The dining area has built-in banquette seating and a bespoke table and a few steps lead to the seating area, with a wood burning stove and French doors out to the garden. The kitchen area has a good selection of modern units, an island unit, with storage, appliances, a Rangemaster gas cooker and beautiful granite worktops. There is a living room to the front of the property, with a press, gas flame fire and bay window, but could be used as a double bedroom if preferred. There is a master bedroom, with a walk-in wardrobe and en-suite shower room, with a feature wash hand basin, a further double bedroom, with a fitted wardrobe and twin windows to the front, and a family shower room, with walk-in shower and feature wash hand basin. There is also a utility room, with access to the garden. To the front of the property there is a generous driveway for several cars and to the rear there is a sunny, enclosed garden, with two decked seating areas, an area of lawn and a store.

Vestibule and hallway
Open plan kitchen/dining/living room
Living room/bedroom three
Master bedroom, with ensuite
Double bedroom
Shower room
Utility room
Attic
Gas central heating and double glazing
Garden
Driveway





CRAIGENTINNY

Lying north-east of Edinburgh, the suburb of Craigentenny is located less than three miles from the city centre, neighbouring the seaside town of Portobello, with its much-loved sandy seafront. The area is in easy reach of numerous well-stocked amenities, including Portobello's delightful selection of independent shops, cafes, eateries, and Aldi supermarket, as well as Meadowbank Shopping Park, with a large supermarket and an array of high street retail outlets. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at the nearby Meadowbank Sports Centre (due to open Autumn 2020), which offers indoor sports courts, a gym, and all-weather pitches, whilst Craigentenny Golf Course will no doubt appeal to golf enthusiasts. Craigentenny enjoys access to excellent transport links in and out of the city, including regular bus services running day and night. It is also conveniently placed for access to the City Bypass and the motorway network.



All fitted floor coverings, curtains, blinds, light fittings, cooker, fridge, freezer, dishwasher, washing machine, tumble drier, banquette seating, dining table, and outside store are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£410,000

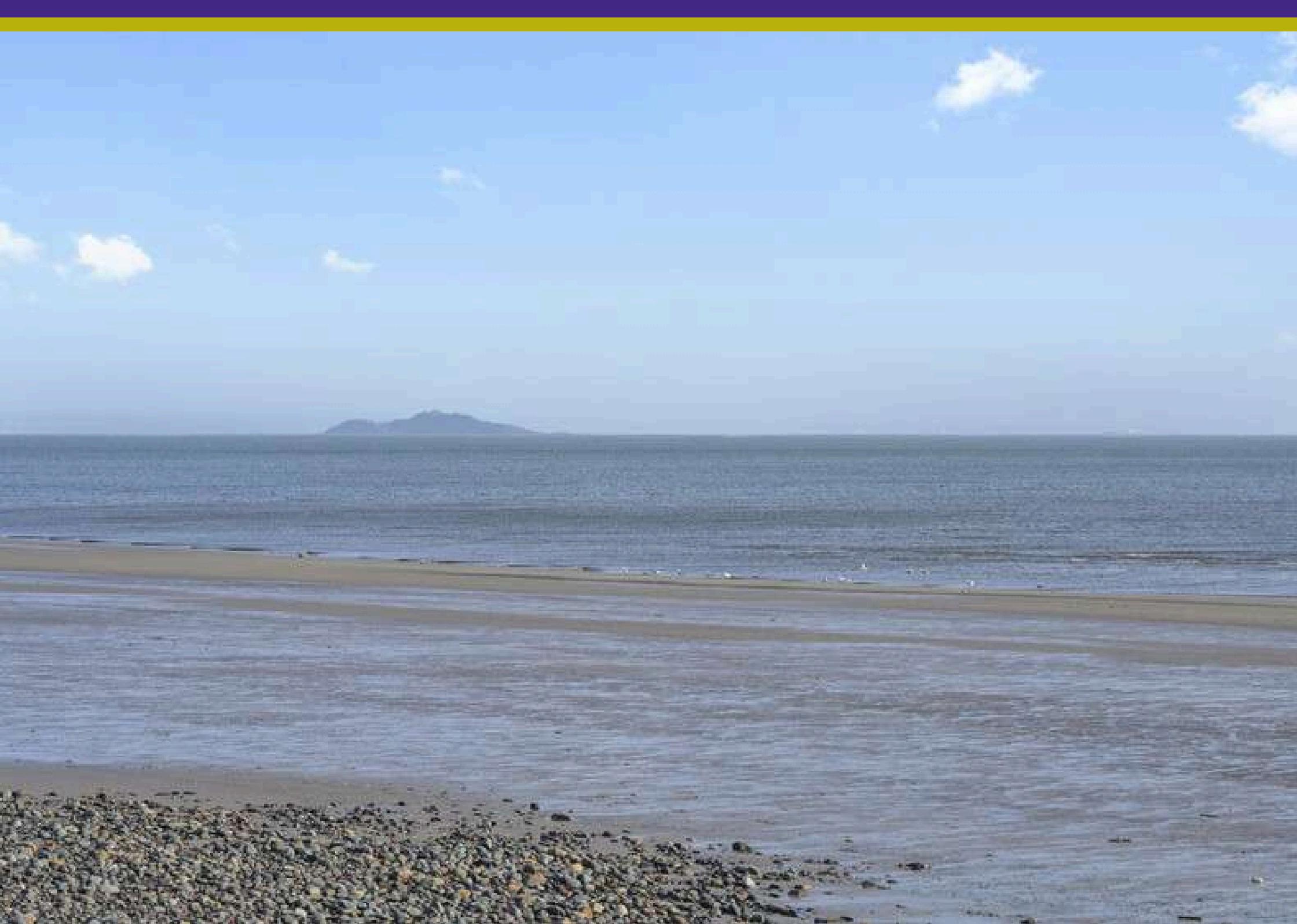
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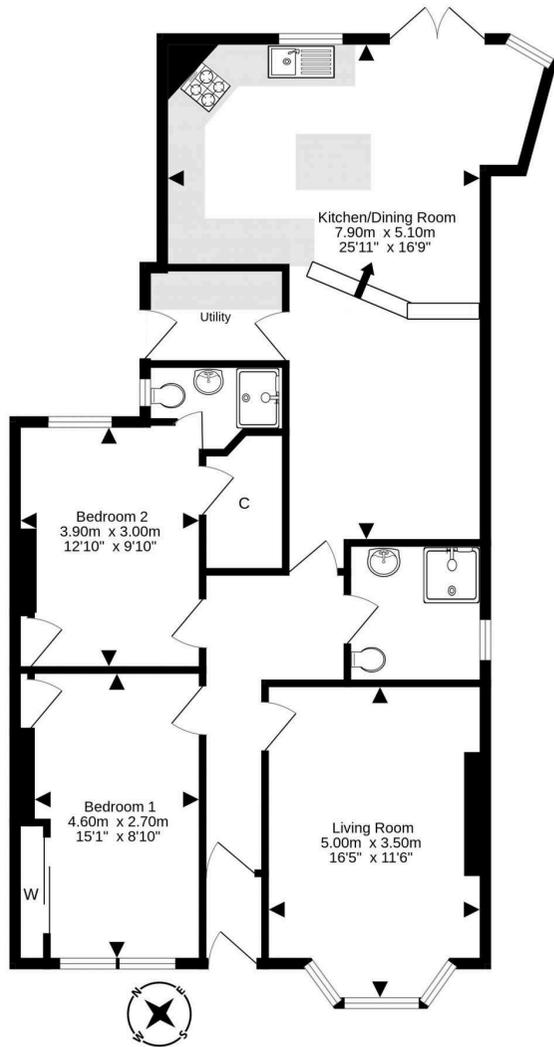
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TOTAL FLOOR AREA: 95.9 sq.m. (1032 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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