



Bathroom

Comprising white three piece suite with wall tiling to dado height. Mira Sport instant electric shower above bath with glass shower screen. Ceramic tiled floor. Built in original medicine cabinet with storage cupboards beneath. Shaver point.

Gardens

The property is set in lovely gardens to the front and side which are mainly laid to lawn for ease of maintenance with surrounding borders. There is a paved patio area to the rear of the property with side path leading to the gardens.

Garage

There is an attached single garage with power and light. Run-in for one car with wrought iron gates. There are no parking restrictions in Sydney Terrace.



The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.
All measurements are approximate.



1 Sydney Terrace Craigentinny Edinburgh



Attractive and bright detached bungalow situated on a corner site in a popular residential area. Spacious accommodation comprises entrance vestibule, hallway, lounge, diningroom, breakfasting kitchen, three double bedrooms and family bathroom. Gas central heating and double glazed. All carpets and light fittings included. Gardens and garage with run-in.

Viewing:

By appointment telephone 0795 600 6361.

Offers Over £340,000

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Description

This is a delightful detached bungalow situated on a corner site in the popular residential area of Craightenny. The property is in excellent order throughout with many attractive features. Internally the well proportioned accommodation comprises a bright lounge with bay window and feature fireplace, a large diningroom also with a bay window, a well fitted breakfasting kitchen with gas hob and electric oven, three double bedrooms and family bathroom. There is gas central heating and double glazing throughout. All carpets and light fittings are included. The property also has a large loft with potential for conversion subject to the necessary permissions. Externally the property is set in lovely gardens which are mainly laid to lawn for ease of maintenance. There is a paved area to the rear of the property together with an attached single garage and run-in with wrought iron gates. In summary early viewing is highly recommended to appreciate the quality of accommodation on offer in this lovely family home.

Location

Sydney Terrace is located within the desirable Craightenny area of Edinburgh approximately two miles from the main city centre. The area has a Morrisons Superstore with a further range of specialist and general shops, restaurants and bars available at the Fort Kinnaird and Meadowbank Retail Parks. Leith's fashionable Shore area with its varied choice of restaurants and bistros is about two miles away as is the Scottish Parliament, Holyrood Palace and Arthur's Seat. Local schooling is available at both primary and secondary levels. A variety of leisure and recreational facilities are available at Portobello, Pulse and Swim Centre, Meadowbank Sport Centre and Craightenny Golf Club. A regular bus service operates to and from the city centre to most surrounding areas. The city by-pass is within easy reach linking to the main motorway networks, Edinburgh International Airport and the new cross rail service at Brunstane which will give a journey time of approximately 5 minutes to the city centre.

The accommodation comprises

Entrance vestibule

Front door leads into entrance vestibule with inner opaque glass door leading to the hallway. Low level cupboard housing electricity meter. Cloaks rack. Vinyl flooring.

Hallway

Attractive hallway leading to all rooms. Fitted carpet. Panel radiator. Hatch with ramsay ladder leading to partially floored loft with potential for extension. One double power point.

Lounge

Approximately 14'0" x 15'3" at widest points. A lovely bright room with bay window and side window overlooking the gardens. Attractive fireplace with slate hearth housing living flame coal effect gas fire. Fitted carpets. Display alcove with cupboard beneath. Panel radiator with display shelf above. Wall lights. TV aerial point and cable tv point. Three double power points.



Diningroom

Approximately 15'4" x 14'2" at widest points with bay window overlooking the side gardens and side window for plenty of natural light. Timber mantle with marble hearth housing gas fire. Shelves display recess with cupboard beneath. Attractive cornice and ceiling rose. Wall lights. Fitted carpet. Panel radiator. Telephone point. TV aerial point and cable tv point. Three double power points.

Kitchen

Approximately 18'3" x 9'9" including depth of units. Located to the rear of the property with windows to side and rear for plenty of natural light. Fully fitted with Cherry wall and base units and complementary work tops. Inset white sink unit with mixer tap and side drainer. Philips gas hob and Creda double oven. Extractor fan with concealed lighting. Fridge and freezer both with décor panels. Philips dishwasher. Plumbed for automatic washing machine. Breakfast bar. Panel radiator. Vinyl flooring. Door to rear patio area. Ample supply of power points.

Bedroom One

Approximately 11'2" x 12'10" at widest points. Situated to the side of the property with fitted wardrobe with mirror doors. Panel radiator. Fitted carpet. Telephone point. Two double power points.

Bedroom Two

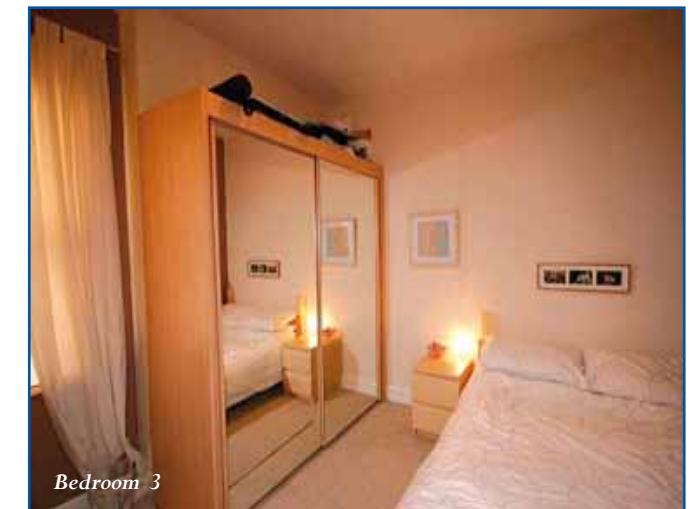
Approximately 11'10" x 11'2" at widest points and situated to the front of the property. Shallow storage cupboard. Fitted carpet. Panel radiator. Telephone point and broadband computer point. Two double power points.

Bedroom Three

Approximately 9'7" x 11'0" and situated to the rear of the property. Panel radiator. Fitted carpet. Window blind. Two double power points.



Bedroom 1



Bedroom 3