



70 Britwell Crescent, Craigentiny, Edinburgh, EH7 6PT

Immaculately Presented, Three-Bedroom, Semi-Detached Bungalow

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Property Description

Immaculately presented, three-bedroom, semi-detached bungalow, with gardens, a driveway and a garage. Located in the popular and well-placed Craigenlinny area, northeast of Edinburgh city centre.

Comprises a vestibule, hall, living room, kitchen, utility room, dining/conservatory, three double bedrooms, en-suite shower room and a family bathroom.

Fully refurbished throughout, featuring a high-quality kitchen, stylish bathrooms, contemporary flooring, updated electrics, plumbing and rendered walls. In addition, there is HIVE gas central heating, double glazing and good storage, including a garage with power and light.

Externally, the generous, professionally landscaped gardens include lawns, established shrubbery, patios, resin paving and a private driveway.

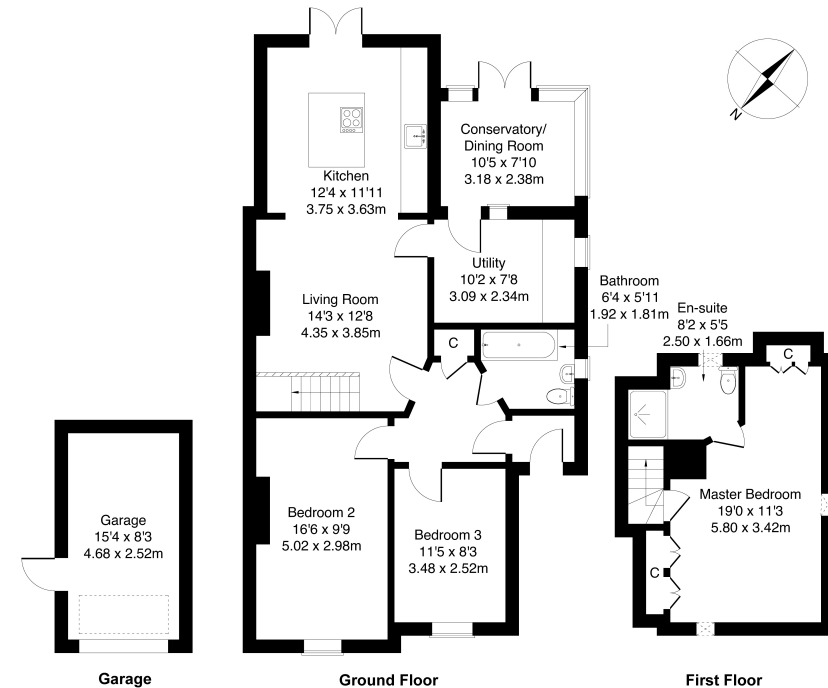
A welcoming entrance hall opens into a central hallway, finished with modern, wood-effect flooring, which continues into a spacious living room. Featuring a traditional fireplace, the stylish reception room offers generous space for freestanding lounge furniture and flows, openly, into a kitchen, which opens onto the rear garden, via French doors. Featuring a central, breakfasting island, the kitchen is fitted with high-quality units and worktops and includes a Belfast sink, an integrated, eye-level, double oven, a fridge/freezer and a washing machine. Also leading off the living room, a utility room includes additional cupboard storage and affords access to a conservatory offering further flexible living and dining space.

Set to the front, two double bedrooms are carpeted and continue the tasteful presentation of the living space whilst, completing the ground floor, a family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator, vanity storage and tile splash walls and storage.

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Approximate Gross Internal Area: (1302 sq ft - 121 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Craigenlinny is a popular residential area consisting of a mixture of family-sized homes, located east of Edinburgh city centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury at Meadowbank Shopping Park, and a large Aldi in Portobello, as well as an extensive range of high street names, restaurants and a multiplex cinema at Fort Kinnaird, whilst the city centre is also easily reached. The bustling High Street of nearby Portobello offers a wealth of independent retailers including coffee shops, a bookshop, a butcher, a

fishmonger, a bakery and a greengrocer, with Portobello Beach offering open spaces, with the famous seafront promenade. The extensive Holyrood Park and Arthur's Seat parklands are also close by; as well as the Portobello Leisure Centre, with its swimming pools, Spa, Turkish baths, gym, fitness studio and soft play. This east-of-city centre location gives good road links in and out of the city with excellent public transport services and easy car access to the A199, A1 and the Edinburgh City Bypass, as well as offering a good choice of well-regarded schools catering for all levels.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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