



## 79 Bingham Avenue, Edinburgh, EH15 3HY

Tastefully Presented, Three-Bedroom, Mid-Terrace Villa with Generous Gardens

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# Property Description

Located in the quiet and well-established residential area of Bingham, to the east of Edinburgh city centre, this tastefully presented three-bedroom mid-terrace villa offers excellent outdoor space, with generous private gardens and a summer house.

Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms, and a shower room.

Highlights include a fitted kitchen with appliances, a modern bathroom, and contemporary flooring. In addition, there is double glazing, gas central heating, and good storage, including a loft.

Externally, the property boasts a lawn to the front, enclosed with privacy hedging, while the rear garden includes a summer house, storage shed, a greenhouse, a lawn and patios.

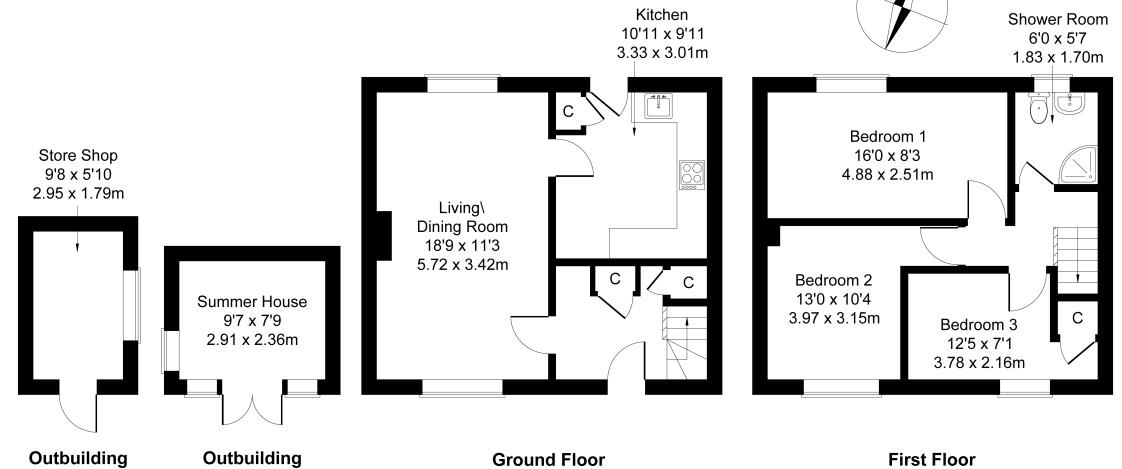
The welcoming entrance hall benefits from excellent storage, including a built-in cupboard and understair storage. Contemporary wood-effect flooring flows into the bright, dual-aspect living and dining room, which features a charming fireplace and ample space for family living and entertaining. Accessed from the lounge, the well-proportioned kitchen opens directly to the rear garden and offers excellent storage with wall and base units, tiled splashbacks, a sink with drainer, an integrated oven with 5-ring hob, and includes a freestanding fridge/freezer and washing machine.

Upstairs, the generous main bedroom is quietly positioned to the rear, overlooking the garden, and offers plenty of space for freestanding furniture. Two further versatile, carpeted bedrooms are set to the front, ideal for family, guests, or home working. A stylish shower room completes the accommodation, featuring a contemporary suite, mains-powered shower with on-trend herringbone splashback panels, and a chrome ladder-style radiator.



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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



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

# Area Description

Located southeast of Edinburgh city centre, Bingham is a well-established residential area offering a diverse range of housing and excellent local amenities. Residents benefit from convenient access to a variety of shopping options, including an ASDA superstore at The Jewel, as well as nearby retail destinations such as Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird, which feature a wide selection of high-street retailers, supermarkets, and superstores. The area is well-served by green spaces and recreational opportunities, with numerous parks and easy access to the

scenic Braid and Pentland Hills. Golf enthusiasts will appreciate the proximity to courses at Duddingston and Portobello. Bingham is ideally situated for commuting to the Royal Infirmary and Edinburgh University, making it a practical choice for professionals and students alike. The area also boasts strong educational provision from nursery through to secondary level. Excellent public transport links via the A1 and A6106 ensure convenient travel throughout the city and beyond.









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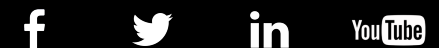
6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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