



22 Goff Avenue, Edinburgh, EH7 6TS

Tastefully Presented and Extended, Three-Bedroom, Semi-Detached Family Home

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Tastefully presented and extended, a three-bedroom, semi-detached family home, with gardens and an allocated garage. Set on a quiet side street, in the popular Craightinny area, to the east of Edinburgh city centre.

Comprises a: vestibule, hall, living room, a kitchen/dining and family room, utility room, three flexible bedrooms, a family bathroom and a ground floor shower room.

Featuring a bespoke rear extension with a skylight window and a large patio door, a stylish integrated kitchen with quality worktops. In addition, there are modern bathroom suites, quality flooring, gas central heating, double glazing and front-facing bay windows.

There is a lawn and shrubbery to the front, whilst a professionally landscaped rear garden includes a patio deck, a store shed, a synthetic turf lawn, and a store shed.

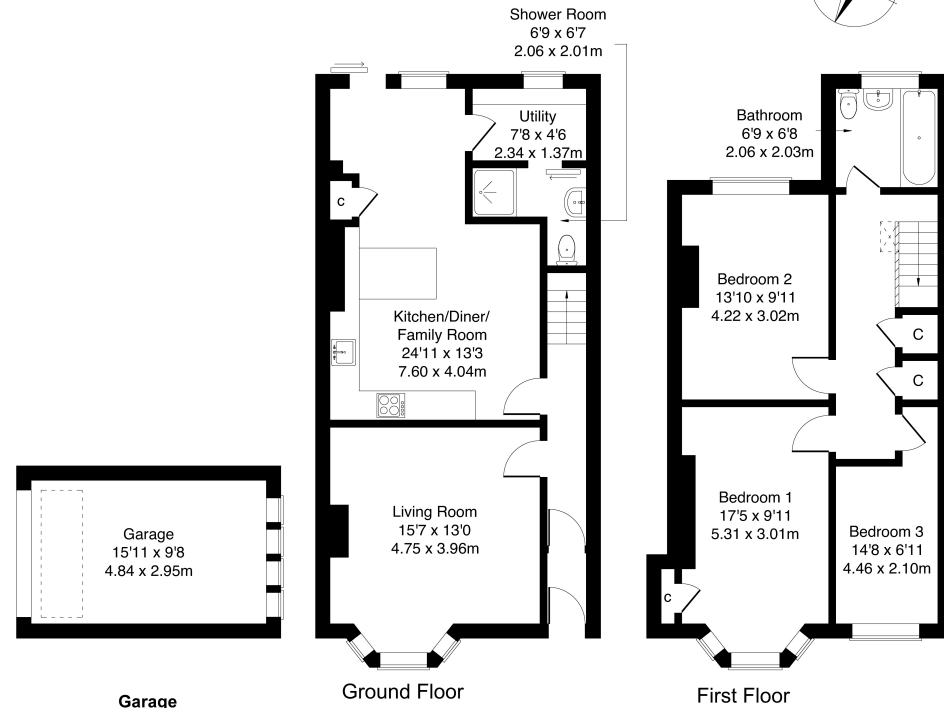
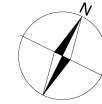
A welcoming vestibule provides access to all ground-floor rooms of this well-presented family home. Set to the front, the spacious living room features a bay window allowing for plenty of natural light, along with carpeted flooring, a central light fitting, and a wall-mounted TV point. Further along the hallway, a generous kitchen and dining area provide a modern and stylish setting for everyday living and entertaining. The space includes engineered oak wood flooring, quartz worktops, a mirrored splashback, under-unit LED lighting, spotlighting, and a slimline radiator. Integrated appliances include a double oven, microwave, wine cooler, and an induction hob with a canopy extractor. Adjacent to the dining area, an additional living space enjoys a wall-mounted TV point and sliding patio doors leading to the garden, creating a bright and versatile area ideal for family use. From here, a convenient utility and shower room can also be accessed.

Upstairs, the first floor accommodates three well-proportioned bedrooms. Bedrooms one and two are spacious doubles, both with carpeted flooring and neutral décor, while bedroom one also benefits from built-in storage. Bedroom three is a comfortable single, similarly finished with tasteful decoration and carpeting. Completing the accommodation, a modern family bathroom comprises a three-piece suite with a shower over the bath, tiled-effect flooring and splashback surround, and a contemporary ladder-style radiator.



22 Goff Avenue, Edinburgh EH7 6TS

Approximate Gross Internal Area: (1356 sq ft - 126 sq m.)



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

Area Description

Craightinny is a popular and well-established residential area located to the east of Edinburgh city centre, known for its range of family-friendly homes and convenient amenities. The area is well served by everyday shopping options, including a Morrisons on Portobello Road, a Sainsbury's at Meadowbank Shopping Park, and a large Aldi nearby in Portobello. For a wider retail and leisure offering, Fort Kinnaird is just a short drive away, boasting a variety of high street stores, dining options, and a multiplex cinema. Nearby Portobello offers a lively high street with a great selection of independent shops, cafés, and specialist retailers, including a butcher, fishmonger, greengrocer, and bakery. The popular

Portobello Beach and promenade provide a perfect setting for seaside walks and outdoor leisure. Green space is abundant, with Holyrood Park and Arthur's Seat close by for scenic walks and outdoor activities. Portobello Leisure Centre adds further appeal, offering a swimming pool, gym, fitness classes, Turkish baths, and soft play areas for families. Craightinny also benefits from excellent public transport links and easy road access via the A199, A1, and Edinburgh City Bypass, making commuting into the city and beyond straightforward. The area is well-regarded for its choice of reputable schools, catering to all age groups.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

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



Estate Agents and Solicitors

