



## 7 Findlay Cottages, Craigentiny, Edinburgh, EH7 6HE

Bright and Well-Presented, Two-Bedroom, Upper Villa, with Private Gardens

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# Property Description

Bright and well-presented, two-bedroom, upper villa, with generous private gardens. Located in a quiet cul-de-sac, in the established residential area of Craigentenny, northeast of Edinburgh city centre.

Comprises an entrance hall and stairway, a hall, living room, kitchen, two double bedrooms and a bathroom.

Highlights include a modern fitted kitchen and bathroom suite, gas central heating and double glazing. In addition, there is good storage, with a loft and wardrobes, including a walk-in store/study for bedroom two.

Externally there is a patio and an enclosed lawn to the front, whilst a particularly generous, enclosed rear garden plot includes a lawn and shed.

A bright entrance stair and landing are carpeted and finished with light, neutral decor. A well-proportioned living room, with storage, enjoys plenty of natural light from a front-facing window and offers a spacious, flexible floor plan for freestanding lounge furniture as well as a dining table and chairs, if desired. Leading off the living room, a kitchen is fitted with modern, cream units, wood-effect worktops and metro-tiled splashbacks. Appliances include an integrated oven, a gas hob and a concealed extractor fan, whilst plumbing and space are available for additional appliances.

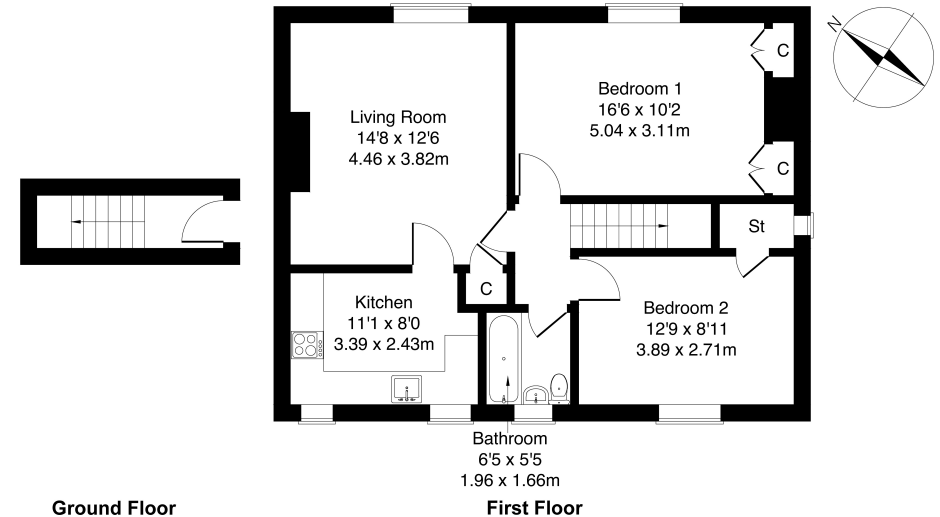
The home's two double bedrooms are set to either aspect. The impressively proportioned main bedroom includes generous cupboard storage, whilst the spacious second bedroom includes a versatile walk-in store/study.

Completing the accommodation, a good-sized bathroom comprises a three-piece suite, a shower-over-bath and panel splash walls.



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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



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

# Area Description





Craigentenny is a popular residential area consisting of a mixture of family-sized homes and is located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Shopping Park, an extensive range of high street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open spaces and the famous seafront promenade, whilst the extensive

Holyrood Park and Arthur's Seat parklands are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east of city centre location gives good road links in and out of the city via the A1 and A199 and has regular public transport services available from Craigentenny Avenue, Craigentenny Road, and Moira Terrace.





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