



43 Farrer Terrace, Craigentiny, Edinburgh, EH7 6SG

Three Bedroom, Semi-Detached Converted Villa

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Property Description

Beautifully-presented, spacious, three-bedroom, semi-detached converted villa with private gardens. Set on a quiet residential street located in the popular Craigentinny area, to the east of Edinburgh city centre.

Comprising; an entrance vestibule, hall, living room, kitchen, three double bedrooms and a shower room. Features include gas central heating, uPVC double glazing, TV and telephone points, and good integrated storage provision, including in the eaves.

Externally the property benefits from a large private, gravelled rear garden, a driveway to the side leading to a timber garage, and a front garden and ample on-street parking.

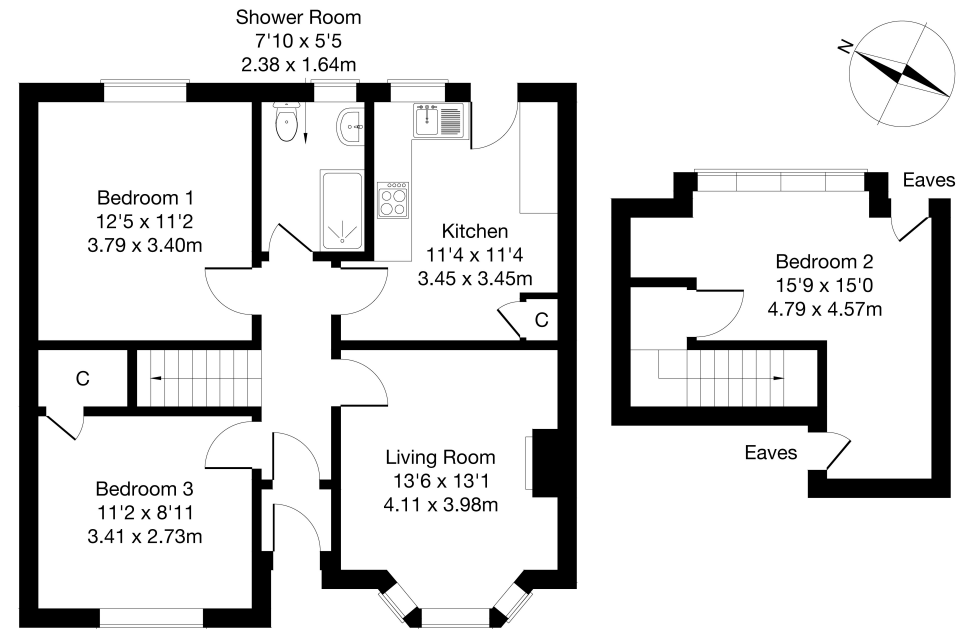
The entrance vestibule has space for outerwear and opens into the main hall which affords access throughout. With wood-effect flooring that carries through from the hall, the front aspect living room offers a bay window, feature fireplace, and ample space for freestanding furniture. The contemporary dining kitchen has a door to the private rear garden and fitted units with stone-effect worktops, tiled surround, and a stainless steel sink set below a window. Appliances include an integrated double oven, gas hob with extractor hood above, dishwasher, and a freestanding fridge/freezer and washing machine.

With the wood-effect flooring from the hall and living room, bedroom one is set to the rear with a central pendant light fitting, TV point, and plenty of space for freestanding storage furniture. Set to the front with a built-in cupboard, bedroom two offers a flexible space that can be used as a guestroom or study. With a rear aspect window, the family bathroom is fitted with a modern two-piece suite with a separate shower cubicle and tiled splash walls.

On the first floor, bedroom three is afforded plenty of natural light from a window overlooking the rear garden and offers a generous room size with wood-effect flooring and convenient storage provision with eaves access.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



Ground Floor

First Floor

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

Area Description

Craigentinny 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, and 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 Craigentinny Avenue, Craigentinny Road, and Moira Terrace.





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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



Estate Agents and Solicitors

