



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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59 Craigentenny Avenue, Edinburgh, EH7 6PU

Offers over £470,000



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Offers over £470,000

59 Craigentenny Avenue Edinburgh, EH7 6PU

- Detached Bungalow
- Modern Open-Plan Living
- Two Bathrooms
- Large Driveway
- Ideal Downsizing Opportunity
- Three Bedrooms
- Immaculately Presented
- Landscaped Gardens
- Garage
- Sought-After Location

59 Craigentenny Avenue is an immaculately presented three-bedroom bungalow set within a highly sought-after residential area, offering excellent access to Edinburgh city centre and East Lothian. This beautifully maintained home features a stunning open plan living, dining and kitchen space with direct access to the rear garden perfect for modern living and entertaining. Further benefits include two stylish bathrooms, a spacious driveway (providing ample off-street parking for several vehicles) and an attached garage. The enclosed rear garden is beautifully landscaped with a generous lawn and patio to provide a tranquil relaxation and entertaining space. This is a true turnkey property combining comfort, style and convenience in a desirable location.

ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - OPEN-PLAN LOUNGE / DINING KITCHEN - THREE DOUBLE BEDROOMS - BATHROOM - SHOWER ROOM -



Internally

The property is entered via a welcoming porch into a central hallway, enhanced by high ceilings that create an immediate sense of space and light, while subtle period detailing adds to the home's character.

To the front, the principal bedroom is a standout feature, enjoying a beautiful bay window that floods the room with natural light and provides a charming outlook. The principal bedroom also has direct access to the bathroom forming a 'Jack and Jill' arrangement with the hallway. Two further well-proportioned bedrooms are located off the hallway, offering flexible accommodation for family living, guests or home working.

The accommodation is well supported by two bathrooms, including a contemporary family bathroom and a separate modern shower room, both finished to a high standard.

To the rear, the home opens into a superb open plan kitchen, dining and lounge area. The kitchen is well laid out with ample storage and workspace, flowing seamlessly into the dining area and onward to the spacious lounge. The lounge is centred around a stylish feature fireplace and benefits from large patio doors that lead directly to the garden, creating a bright and sociable living environment.

Kitchen

The kitchen is beautifully appointed with modern shaker-style wall and base units, perfectly complemented by solid wood worktops that add warmth and character to the space. A composite 1.5 bowl sink with mixer tap is ideally positioned beneath the window, enhancing both practicality and natural light. Integrated appliances include an electric double oven, gas hob with extractor hood, dishwasher and a tall fridge/freezer, ensuring every modern convenience is catered for. Open plan to the dining area, there is ample space for a large table, making this a superb entertaining space and truly the heart of the home.





Bathroom Facilities

The principal bathroom is a fantastic, modern space, generously proportioned and beautifully presented to create a bright and relaxing environment. A frosted window allows for excellent natural light while maintaining privacy, enhancing the airy feel of the room. The suite comprises a WC, sleek vanity basin with storage, a full-sized bath with contemporary tiling and a large walk-in shower enclosure with mixer shower.

The shower room is a well-presented and fitted with a three-piece suite including WC, wash hand basin with vanity storage and a shower enclosure with electric shower and tiled splashbacks. Finished in a clean, neutral style, it provides a practical and stylish additional facility for family living or guests.

Externally

A beautifully maintained, enclosed rear garden offering a perfect blend of lawn, planting, and outdoor living space. A generous patio provides an ideal setting for seating and entertaining, leading onto a neatly kept lawn bordered by well-stocked beds with a variety of mature shrubs, flowering plants, and small trees. The garden is fully enclosed by timber fencing, creating a private and peaceful setting, with an attractive outlook towards neighbouring properties. Thoughtfully arranged and easy to maintain, this is a charming outdoor space ideal for relaxing or enjoying time with family and friends.

To the front of the property, there is ample space for parking with a gated driveway and a single garage for parking or additional storage.

Location

Craigentiny Avenue is situated within a highly popular and well-established residential area, prized for its excellent balance of convenience and lifestyle. A wide range of local amenities are available nearby, including shops, cafes and supermarkets, while excellent public transport links provide swift and easy access into Edinburgh city centre. The location is also ideal for commuters, with quick connections to the A1 and onward to the East Lothian coastline. For recreation, residents are well served by nearby green spaces and the renowned Craigentiny Golf Club, while the vibrant Portobello area offers a fantastic seaside setting with its promenade, beach and selection of bars and restaurants.

Fixtures & Fittings

Fitted floor coverings, curtain poles and integrated appliances are to be included within the sale.

Services

Council Tax

Council Tax Band F.

Viewings

Viewings are strictly by Appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

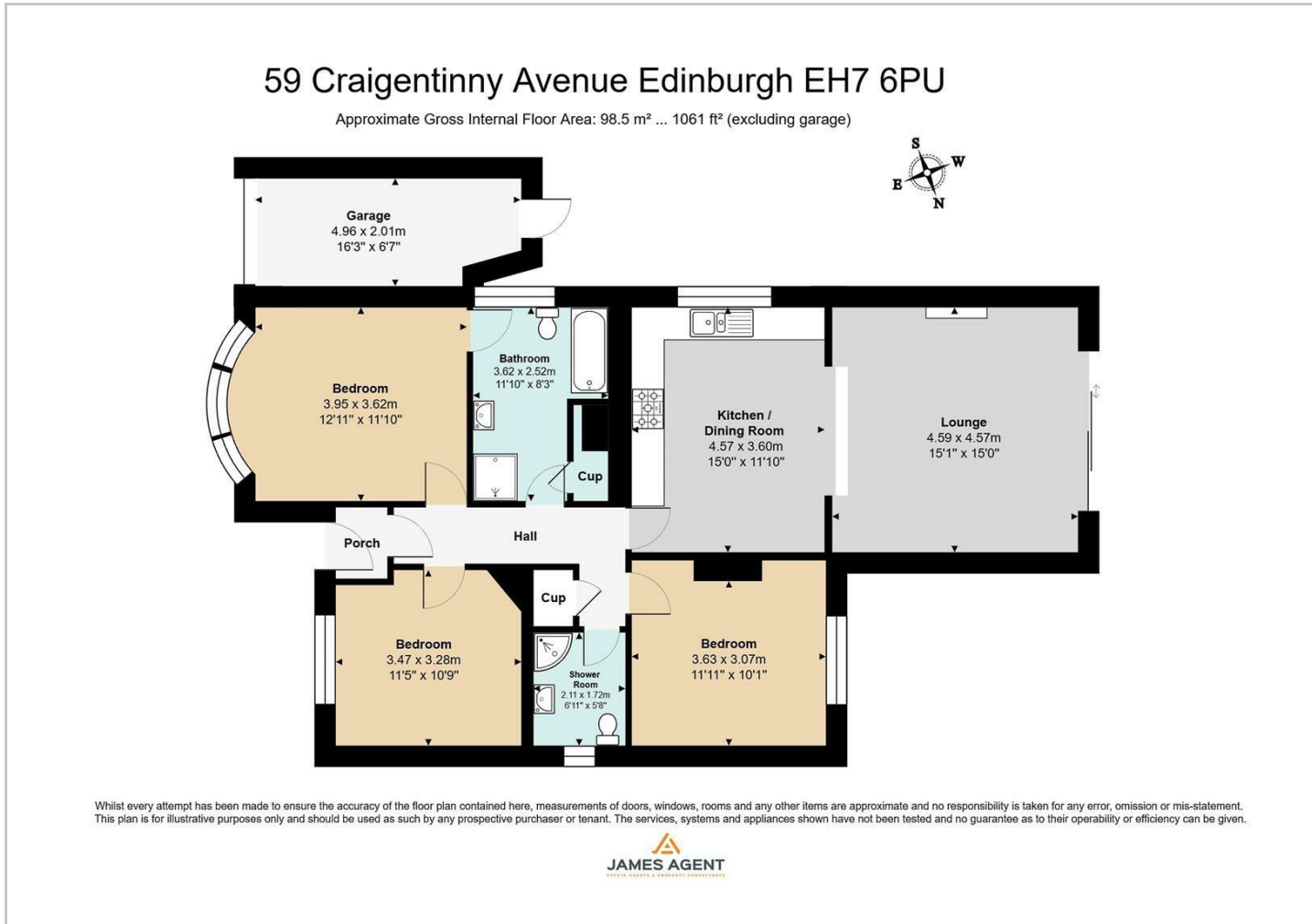
Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



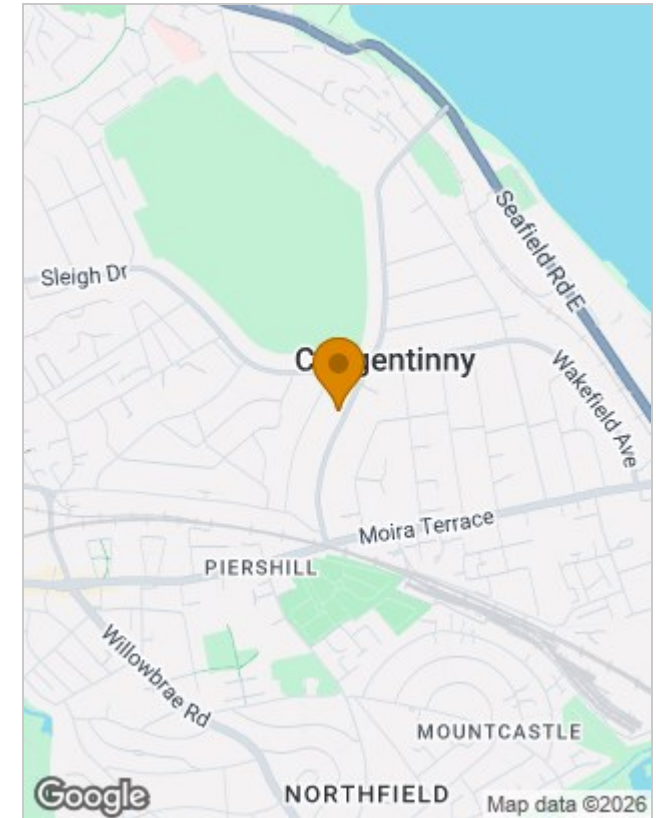
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

