



**CRAIGENTINNY**  
**52 BRITWELL CRESCENT**



**ESTATE AGENTS**

**SEMI DETACHED VILLA**  
**FIXED PRICE £220,000**



Attractive semi detached chalet style villa situated within the established residential area of Craigenfinny which lies to the east of Edinburgh City Centre. Local shops are available for everyday needs and there is also a Tesco and a Sainsbury's Supermarket closeby. Fort Kinnaird Retail Park and the Ocean Terminal are also within easy reach and offer a wide range of High Street stores, restaurants, bistros and multi screen cinema. A choice of public transport provides easy access to the near by City Centre and surrounding areas. Primary and secondary schooling can be found locally and also a public library. There is a wide variety of local recreation facilities, which include Lochend and Holyrood Parks, Meadowbank Sports Stadium, Craigenfinny Golf Course, Bowling, Portobello beach and swimming pool.

The accommodation in brief comprises: hall, lounge, familyroom/diningroom or further bedroom, fitted kitchen, upper floor landing leading to 2 double bedrooms and bathroom with shower.

The property has the benefit of a monoblocked driveway leading to a single garage and a generous garden to the rear. There is also the added advantage of gas central heating and double glazing.

## FIXED PRICE £220,000

### HALLWAY

The hallway gives access to all the lower accommodation and a staircase with wooden balustrade gives access to the upper level. There is also a storage an understair storage cupboard.

### LOUNGE Approx. 15'11" x 11'

A bow windowed room with an outlook to the front of the property. There is a feature fireplace with wooden mantle housing a living flame gas fire and the flooring is laminate.



### FAMILY/DININGROOM Approx. 15'7" x 10'10"

Currently used as a family room but would equally suit as a further bedroom or diningroom. This room has a pleasant outlook over the rear garden and again has a fireplace housing a living flame gas fire and laminate flooring.

### KITCHEN Approx. 11'7" x 6'5"

This room has a side facing window and a door giving access to the rear garden. Fitted with wall and base units complete with complementary work surfaces incorporating a stainless steel sink and drainer. The free standing gas cooker with overhead extractor is to be included in the sale and there is space and plumbing for an automatic washing machine. There is also a further storage cupboard with shelving and room to house a fridge freezer.

### UPPER LANDING

Giving access to all the upper accommodation and with side facing window. A ceiling hatch gives access to the loft.

### DOUBLE BEDROOM 1 Approx. 14'3" x 10'1"

A generous and bright room with front facing twin windows and laminate flooring.

### DOUBLE BEDROOM 2 Approx. 12'6" x 10'10"

Also of generous proportions this time situated to the rear. Storage cupboard and laminate flooring.

### BATHROOM Approx. 9' x 6'9" (at widest)

Situated to the rear and fitted with a coloured three piece suite comprising corner bath with mains shower over, WC and wash hand basin. There is tiling to the splashback areas and vinyl flooring.

### GARDEN

The property has a gated and monoblocked front garden and a single garage (the garage also has a door at the rear giving access to the rear garden). The rear garden is well tended, easily managed and fully enclosed. The garden shed is to be included in the sale.



### VIEWING

By appointment please call Beveridge & Kellas on 0131 554 6321.

### EXTRAS

The sale includes the aforementioned gas cooker (no warranties will be given) and garden shed.

### SURVEYORS

Please contact solicitors on (0131) 554 6321.

### POST CODE

EH7 6PT

### OFFERS

A Fixed Price of £230,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, FAX 0131 553 5319, DX 550850 Leith LP 4 Leith.

### HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing a.connery@beveridgekellas.com or property@beveridgekellas.com.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.