

5 Britwell Crescent

CRAIGENTINNY, EDINBURGH, EH7 6PS



The property sits on a generous plot with a large, west facing, rear garden



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present a traditional three-bedroom detached bungalow to the market. The property sits on a generous plot with a large, west-facing, rear garden and is presented to the market in excellent internal order. Further benefits include an extended kitchen, rear conservatory, garage and a floored attic. Properties of this style have excellent potential for further extension subject to planning consent.

THE LIVING ROOM



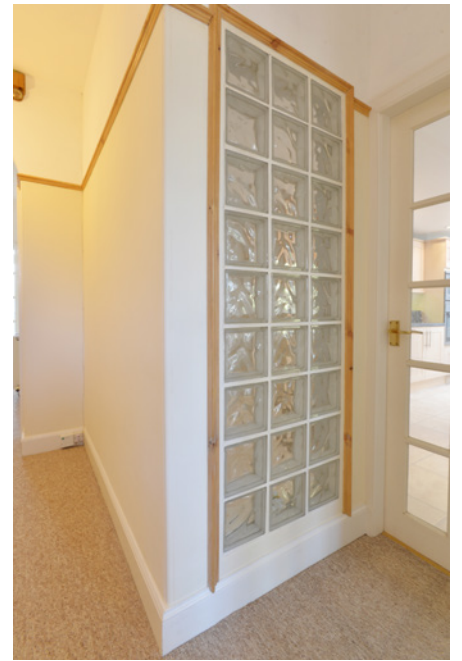
Internal accommodation is focused towards a neutrally finished living room with a front-facing bay window and feature fireplace. The living enjoys excellent proportions and the floor space on offer gives scope for a variety of different furniture configurations. This inherent flexibility gives an incoming purchaser plenty of flexibility to create their ideal entertaining space.

THE KITCHEN & UTILITY



The property has been extended to the side to enlarge the kitchen and create a handy utility room.





Crossing the hall, the master bedroom also faces the front of the property. The master bedroom boasts large integrated wardrobes and plenty of space for a range of free-standing bedroom furniture. The second and third bedroom are both neutrally finished doubles at the rear of the property.

THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3 & THE CONSERVATORY

The third bedroom does open directly into a rear conservatory and would make a fantastic home office.



THE BATHROOM



Accommodation is completed by the bathroom which is tiled and includes a three-piece suite with shower over bath.



THE ATTIC ROOM

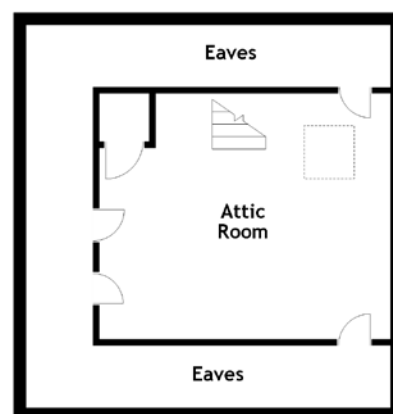
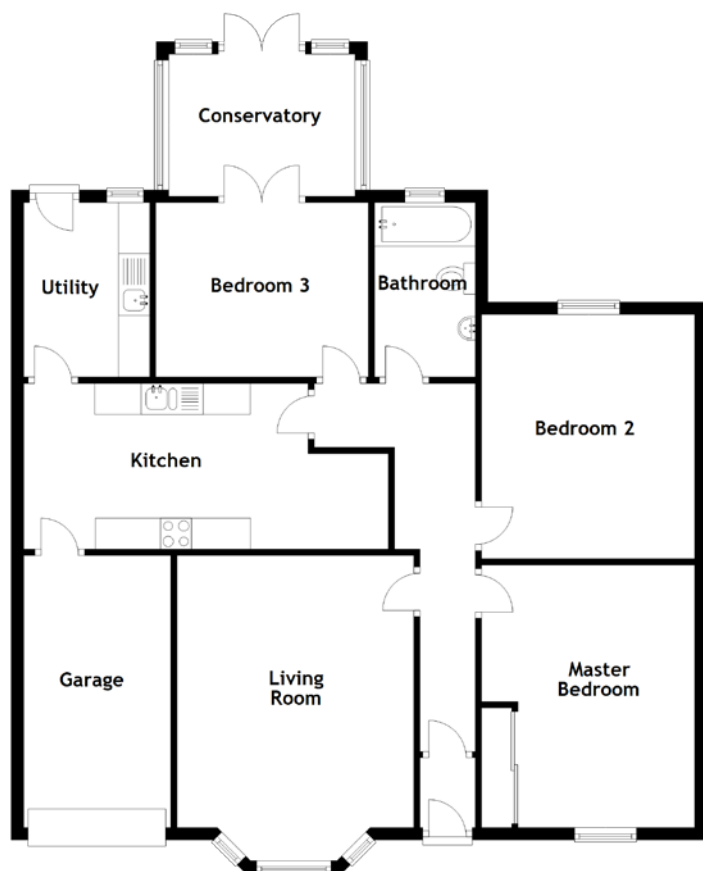


Externally, the property includes a driveway, single garage and mature lawn with a bedding area to the front. The front of the property has been surrounded by a low wall in keeping with the house. There is an extensive rear patio leading on a mature west facing lawn, perfect for entertaining long into the evening.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



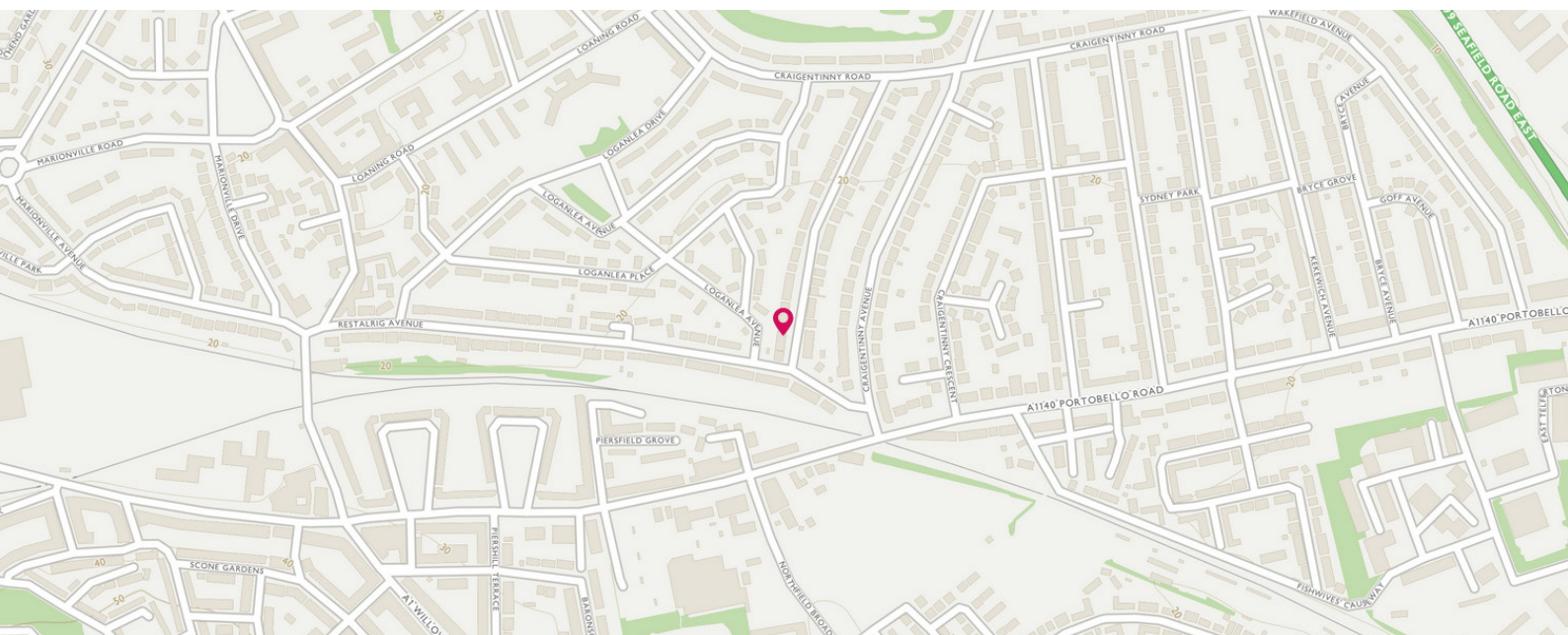
Approximate Dimensions
(Taken from the widest point)

Living Room	4.91m (16'1") x 3.81m (12'6")
Kitchen	5.87m (19'3") x 2.67m (8'9")
Utility	2.81m (9'3") x 2.03m (6'8")
Master Bedroom	4.23m (13'11") x 3.43m (11'3")
Bedroom 2	3.93m (12'11") x 3.43m (11'3")

Bedroom 3	3.42m (11'3") x 2.81m (9'3")
Conservatory	3.00m (9'10") x 2.29m (7'6")
Bathroom	2.81m (9'3") x 1.62m (5'4")
Attic Room	4.86m (15'11") x 3.95m (13')
Garage	4.38m (14'4") x 2.37m (7'9")

Gross internal floor area (m²): 99m²

EPC Rating: D



THE LOCATION

Craigentinny is a highly sought after and much-respected area lying to the east side of the city, close to the vast open areas of Queen's Park and Arthur's Seat, offering almost country-like walks within the very heart of the city.





Local shopping can be found within close proximity, with Morrisons, Sainsburys and Asda superstores capable of supplying most family's normal monthly requirements. Should this prove inadequate it is a simple matter to travel into the city centre, or across to Fort Kinnaird Retail Park. There are also postal and banking services within close proximity.

The area neighbours itself with Portobello, a very popular destination, where you will find further shopping facilities serving everyday and monthly requirements. In the vicinity, there are also a number of recreational facilities, e.g. Portobello swimming pool.

Frequent bus services run to and from the city centre, the trip generally takes no more than fifteen minutes. Furthermore, easy access to the City Bypass provides good access to many parts of the city and all major trunk routes. Even the M8 and M9, which lie just beyond Edinburgh Airport, can generally be reached in a matter of twenty-five minutes.

For those who prefer open air or sporty recreation facilities, there is Meadowbank Sports Stadium, Portobello promenade and beach, as well as many fine golf courses.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.