




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

20 Nantwich Drive
CRAIGENTINNY, EDINBURGH, EH7 6QS

THE LOCATION

Nantwich Drive, Craigentenny, is situated in 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.



"...A HIGHLY SOUGHT AFTER AND MUCH-RESPECTED AREA LYING TO THE EAST SIDE OF THE CITY..."

Craigentenny Golf Course, Arthurs Seat, Portobello Park and Portobello Beach

20 NANTWICH

An excellent opportunity has arisen to acquire this highly desirable four bedroom detached bungalow, well situated within the Craigenlinny area of Edinburgh.

The property is brought to the market in good condition and briefly, consists of an entrance hall with storage, an extensive rear facing lounge with electric fire and dining area featuring sliding doors to a large garden. The modern fully fitted kitchen has further space for dining and entertaining with a good range of appliances including a six gas burner hob, and two ovens, ideal for any aspiring chefs. There is additional access to the garden and a double bedroom with two windows and ample space for free standing furnishings. The two spacious double bedrooms located at the front of the property are bright with natural daylight and provide further space for free standing furniture, the fourth bedroom overlooks the side of the property and allows for flexible furnishing arrangements. A fully tiled, white suite, shower room completes the ground level. The floored attic with lighting is an excellent option for further development of the property, should you require. Gas central heating and double glazed windows should help ensure a warm and cost effective living environment.

Externally the property provides private garden grounds to front and rear, the rear's generous garden is secure with laid lawn with paved area, an excellent outdoor space for gardening enthusiasts and entertaining. The mono block driveway to the front of the property provides excellent off street parking for up to three cars. Viewing this property is highly recommended, with the combination of location and scope to develop this property further, this home will make an ideal purchase for any family or investor.





"... BRIGHT WITH NATURAL DAYLIGHT..."



DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.03m (16'6") x 4.09m (13'5")
Dining Room	5.08m (16'8") x 3.94m (12'11")
Kitchen	4.01m (13'2") x 3.94m (12'11")
Diner	4.01m (13'2") x 2.41m (7'11")
Master Bedroom	7.15m (23'5") x 3.02m (9'11")
Bedroom 2	3.66m (12') x 3.65m (12')
Bedroom 3	3.66m (12') x 3.63m (11'11")
Bedroom 4	4.01m (13'2") x 3.33m (10'11")
Shower Room	3.81m (12'6") x 1.65m (5'5")

Gross internal floor area (m²): 182m²

EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, floor coverings, appliances and white goods. Other items by negotiation.

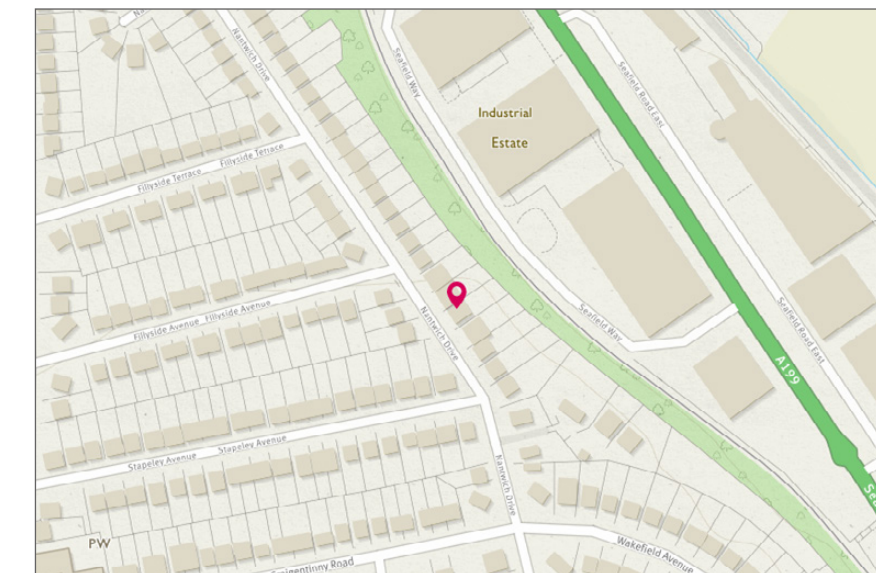


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Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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Text and description
GARY WALES
Surveyor



Professional photography
ANDRAS SANDOR
Photographer



Layout graphics and design
ALLY CLARK
Designer