

2 Sydney Park

CRAIGENTINNY, EDINBURGH, EH7 6SN



*Charming three-bedroom bungalow in Craigentinny
with conservatory, beautiful garden and excellent
attic conversion potential*



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McEwan Fraser Legal is delighted to present this charming three-bedroom semi-detached bungalow, set within the popular and well-established area of Craigentenny. Offering flexible accommodation and excellent potential, this attractive home is ideally suited to a wide range of buyers.

THE LIVING ROOM



The property comprises a bright and welcoming living space, complemented by a well-proportioned kitchen. A lovely conservatory to the rear provides an additional living area, perfect for relaxing while enjoying views over the beautifully maintained garden.

THE KITCHEN



THE CONSERVATORY





There are three versatile bedrooms, allowing flexibility for family living, guest accommodation or home working, as well as a three-piece shower room.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Externally, the property truly excels, boasting a stunning rear garden that offers a peaceful and private setting, ideal for outdoor dining or entertaining. To the front, there is a driveway providing convenient off-street parking.

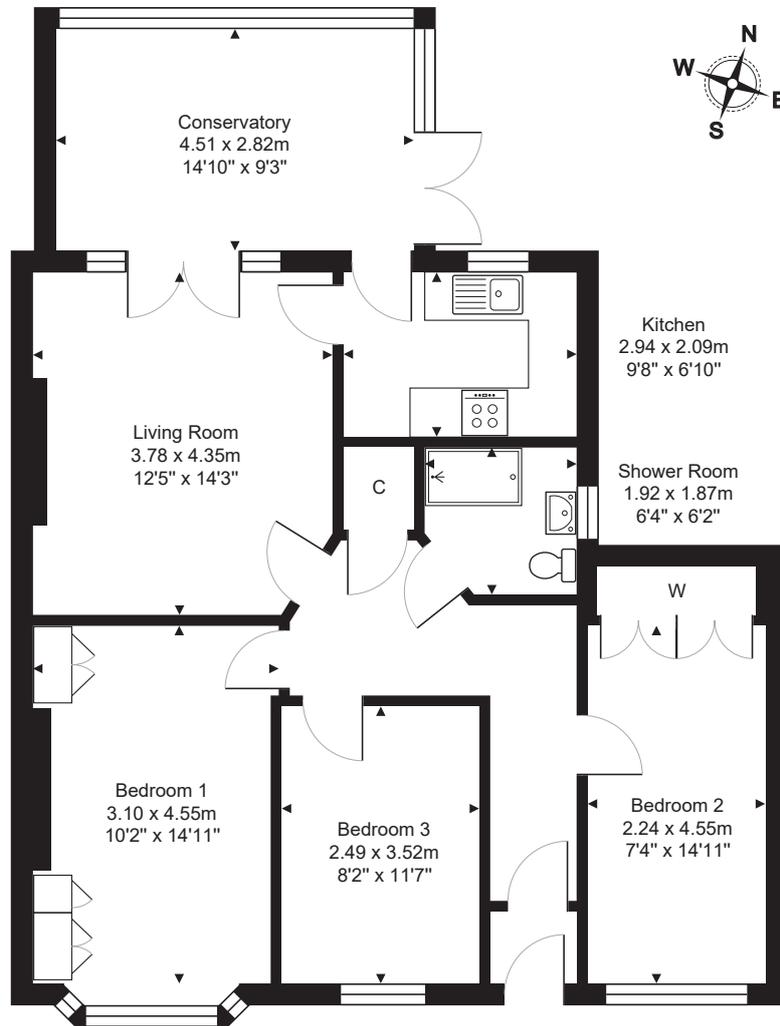
Further benefits include gas central heating and double glazing, ensuring comfort and efficiency throughout the year. Of particular note is the large attic space, which offers excellent potential for conversion into an additional bedroom or living space, subject to the appropriate planning permissions.

This is a fantastic opportunity to acquire a well-presented home with scope to add value in a sought-after location, close to local amenities, transport links and the city centre. Early viewing is highly recommended.

EXTERNALS

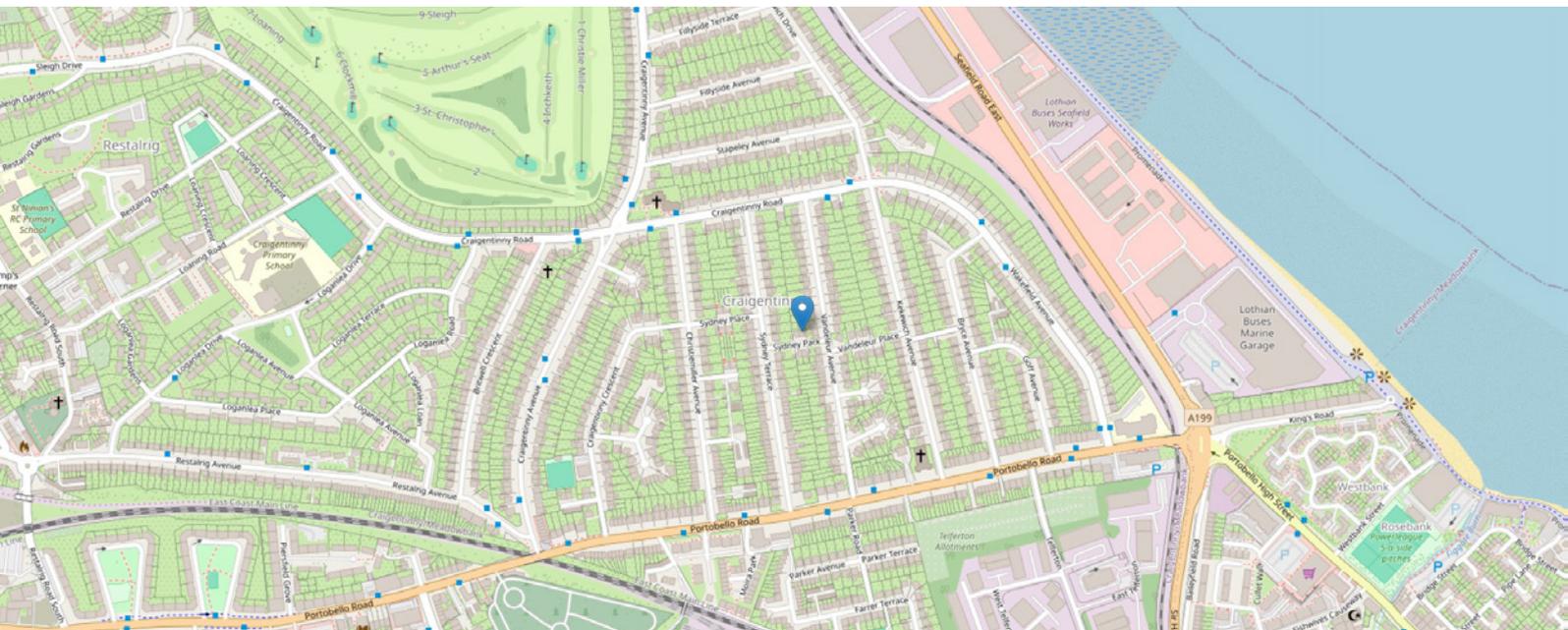


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 90m² | EPC Rating: D



THE LOCATION

Craigentiny Grove is situated in a highly sought-after and much-respected area lying to the east side of the city, close to the expanse of Queens Park and Arthur's Seat, which offers almost country-like walks within the very heart of the city.





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

Frequent bus services run to and from the city centre, and the trip generally takes no more than fifteen minutes. Furthermore, the easiest possible access to many parts of the city is by using the city bypass; in fact, these roads give access to all the 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, they can easily be found at Meadowbank Sports Stadium, the Royal Commonwealth Pool, Jack Kane Centre, and many golf courses.



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THE SUNDAY TIMES
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