

67 Inchview Terrace

CRAIGENTINNY, EDINBURGH, EH7 6TU



THREE BED MAIN-DOOR FLAT WITH PRIVATE GARDEN
IN WALKING DISTANCE TO PORTOBELLO BEACH



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this bright and generously proportioned three-bedroom lower villa, offering an excellent balance of spacious living and low-maintenance convenience. Set within a charming traditional two-storey building in a highly sought-after residential area just east of the City Centre, the property is also within easy walking distance of Portobello Beach, perfect for enjoying coastal living alongside city amenities.

Beautifully maintained throughout, the home seamlessly blends period charm with modern comfort. The elegant bay-windowed lounge is flooded with natural light, retains many original features, and includes a fireplace that creates a natural focal point. The proportions on offer will give a new owner plenty of flexibility to create their ideal living and entertaining space.

The Property



A separate dining room, equally suited as a family room, provides valuable additional living space, while the well-appointed kitchen is fitted with integrated appliances for everyday convenience. A utility room handles the laundry facilities.





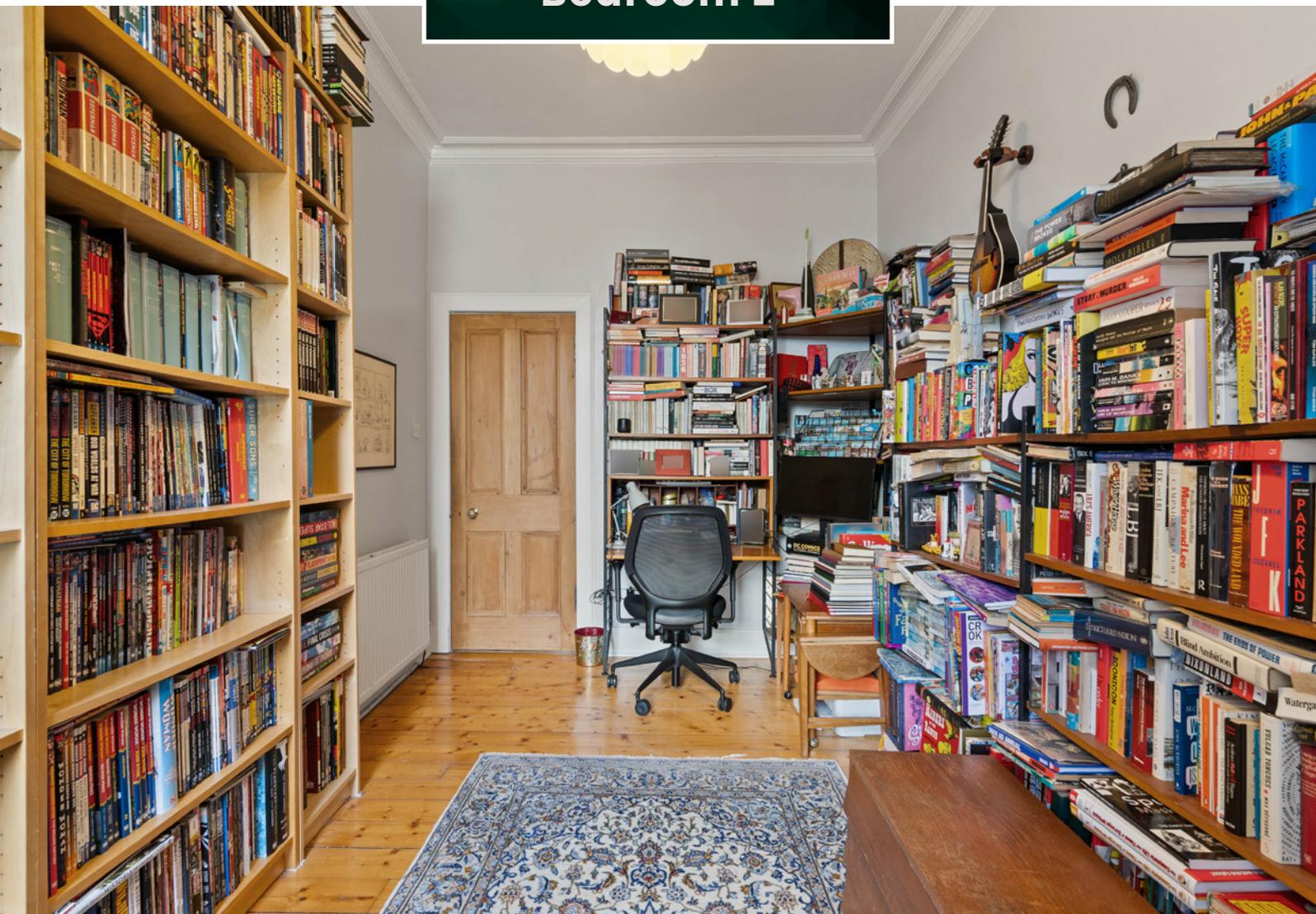


The accommodation includes three well-proportioned bedrooms and a stylish, contemporary family bathroom, all enhanced by tasteful décor and a wealth of period features that add character and timeless appeal.





Bedroom 2





Bedroom 3

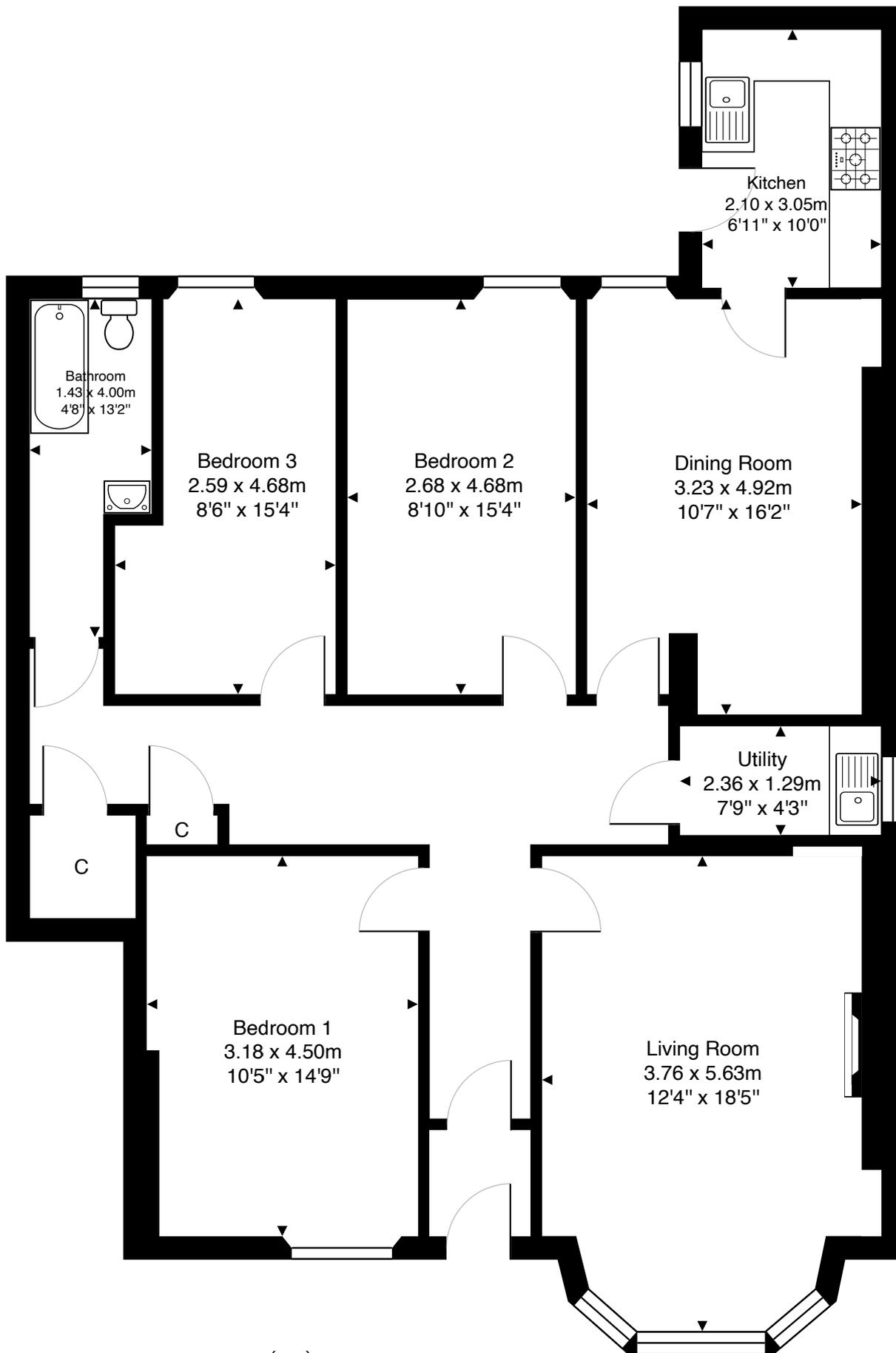






The property further benefits from gas central heating and double glazing, ensuring comfort and efficiency all year round.





Gross internal floor area (m²): 116m²

EPC Rating: C

Externally, the property enjoys enclosed private garden grounds to both the front and rear, offering peaceful outdoor spaces ideal for relaxing or entertaining. Unrestricted on-street parking is available on Inchview Terrace, adding further practicality.



This appealing home is ideally suited to professional couples or young families, and early viewing is highly recommended to fully appreciate the space, character, and prime location on offer.

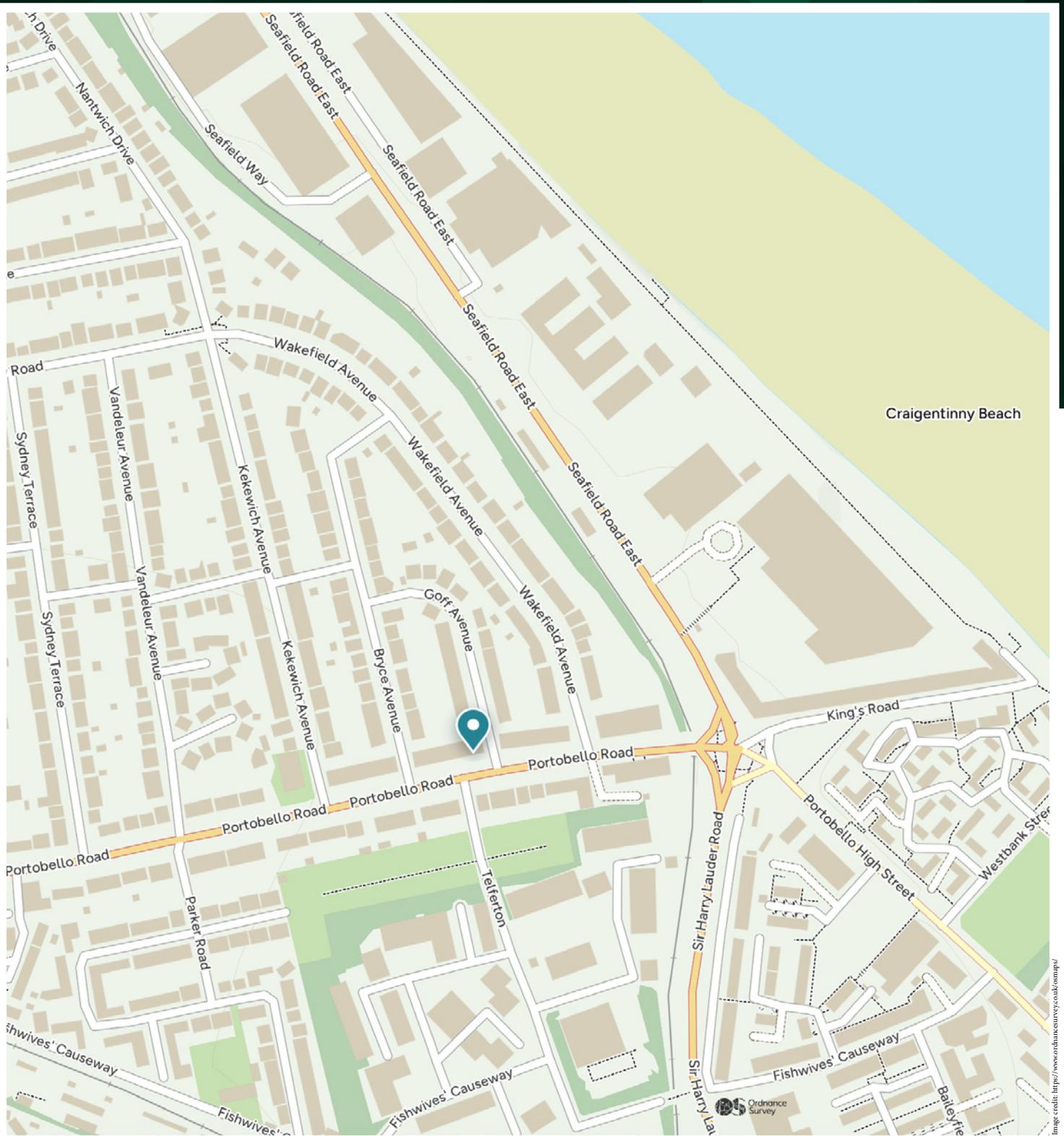




Situated on Inchview Terrace on the edge of Craigentiny, this flat enjoys a peaceful residential setting while offering excellent proximity to the vibrant seaside suburb of Portobello. The property is just a short distance from Portobello High Street, known for its independent cafés, restaurants, and shops. The award-winning Portobello Beach and promenade are also within easy reach, providing scenic coastal walks and leisure activities.

Craigentiny is a well-established residential area east of Edinburgh city centre, offering local amenities and convenient access to larger retail options at nearby supermarkets and Fort Kinnaird Retail Park. The area is well regarded for its local nursery, primary, and secondary schools, making it appealing for families.

Excellent transport links include frequent bus services to the city centre, easy road access via the A1 and City Bypass, and nearby rail stations at Brunstane and Newcraighall. Inchview Terrace offers an ideal balance of quiet residential living with easy access to coastal attractions, strong amenities, reputable schools, and excellent transport links.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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