

40 Inchview Terrace

CRAIGENTINNY, EDINBURGH, EH7 6TQ



*THREE BEDROOM, END-TERRACED HOUSE SITUATED BETWEEN
THE POPULAR SUBURBS OF PORTOBELLO AND CRAIGENTINNY*



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McEwan Fraser is delighted to present this generous, three-bedroom, end-terraced house situated on the border between the popular suburbs of Portobello and Craigmillar. The property is presented to the market in good internal order and is offered to the market with two large garages on land immediately adjacent to the property. Internally the property offers two large public rooms and a kitchen on the ground floor, a family bathroom on the half landing and three double bedrooms on the first floor.

The accommodation is focused towards a charming bay fronted lounge which retains many original features including wooden panelling, high skirting boards and ornate original coving. Double doors from the lounge lead through to the spacious dining room which has plenty of space for a larger style dining table and a range of free-standing furniture. The combined space of the two generous public rooms gives a new owner plenty of flexibility to create their ideal entertaining space. The kitchen is accessed from the dining room and includes a range of base mounted units arranged around free standing appliances. A door from the kitchen opens into the rear garden.

the lounge











Climbing the stairs, you reach the bathroom on a half-landing to the rear of the house and then continue up the first-floor landing which gives access to a large loft and three double bedrooms. The first double bedroom overlooks the front of the property and is particularly spacious with plenty of scope for a full range of free-standing furniture. The second double bedroom overlooks the rear garden and enjoys similar proportions to bedroom one. The third bedroom is a smaller double bedroom that also overlooks the front of the property.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Externally, the property enjoys mature front and rear gardens with a particularly appealing open southerly aspect to the rear of the property. A gate from the garden leads to two large garages which are included within the sale. The garages are particularly spacious and can accommodate two cars with ease. Alternatively, they could be rented out as an additional source of income.



bedroom 1





bedroom 2

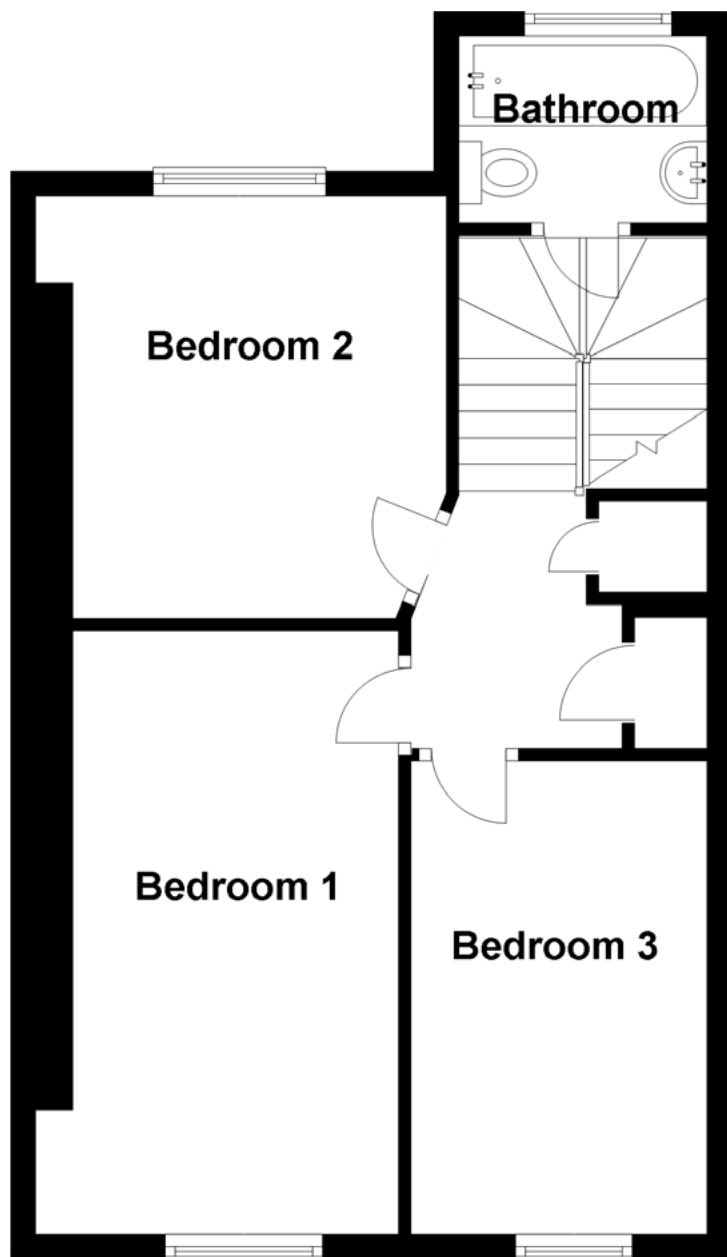
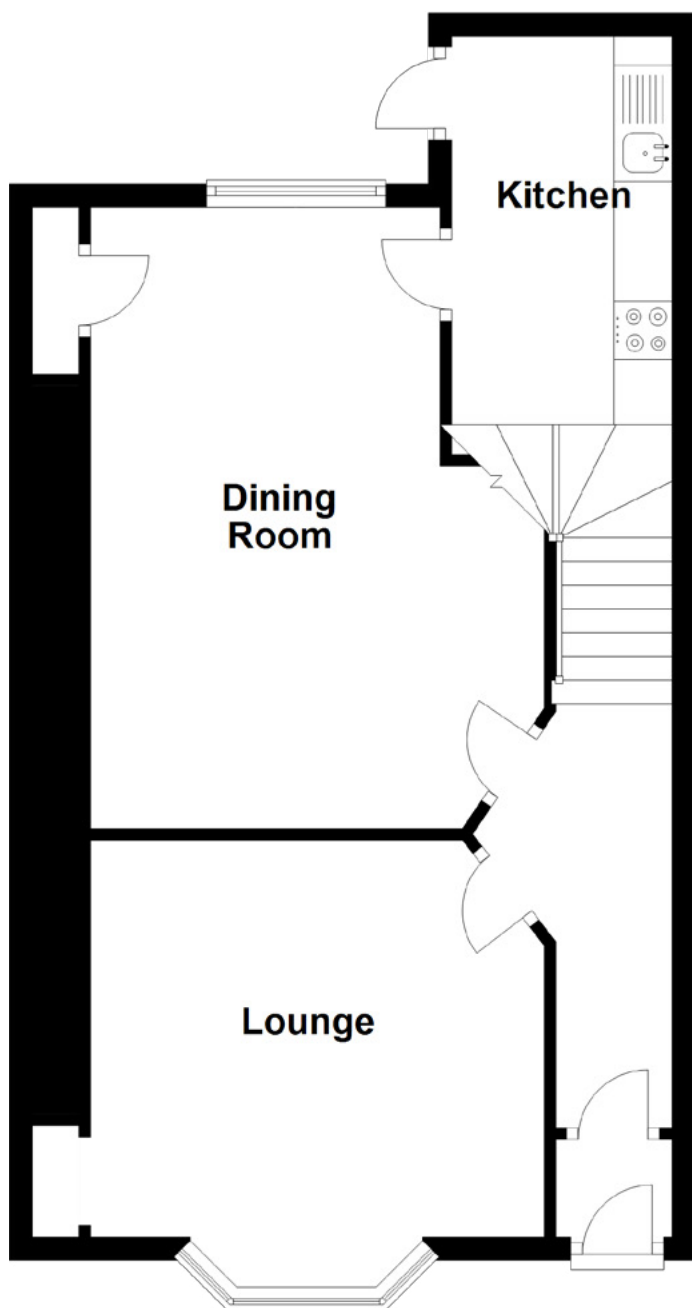




bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.90m (12'10")	Bedroom 3	3.80m (12'6") x 2.00m (6'7")
Dining Room	5.00m (16'5") x 3.90m (12'10")	Bathroom	1.80m (5'11") x 1.50m (4'11")
Kitchen	3.60m (11'10") x 1.80m (5'11")	Gross internal floor area (m ²): 97m ² EPC Rating: D	
Bedroom 1	4.90m (16'1") x 3.20m (10'6")		
Bedroom 2	3.70m (12'2") x 3.30m (10'10")		

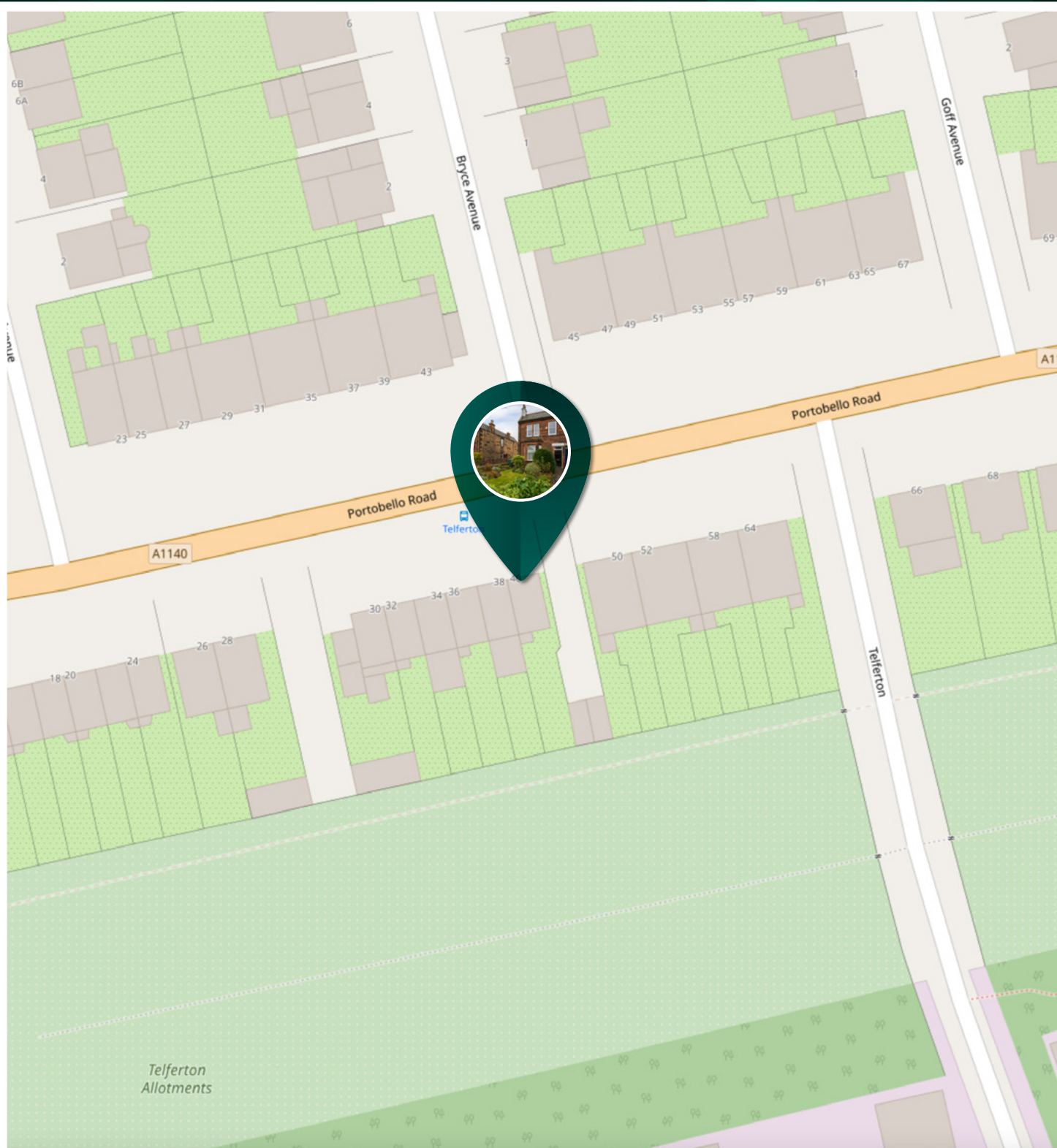






Inchview Terrace is located on Portobello Road on the boundary between Portobello and Craigentinny.

The charming seaside district of Portobello is a highly sought after area of Edinburgh with its Promenade and long sandy beach. The open spaces of Rosefield Park, Figgate Burn and Public Park and Portobello Golf Course are situated in the immediate vicinity with Holyrood Park and Arthur's Seat also close by. There are excellent and varied shopping facilities and amenities immediately to hand on Portobello High Street which cater for all everyday needs. An Aldi and Morrisons supermarkets are within easy reach and there is also a post office, medical practice, public library, bank, bowling and tennis clubs and soft play centre nearby with further sports facilities at Meadowbank Sports Centre which is a short drive away. Several major bus routes pass nearby giving easy access into Edinburgh city centre in around 20 minutes. The location is particularly convenient for access on to the City Bypass. Good schooling in both the state and private sectors is easily accessible.



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