



23 Wakefield Avenue

Craightinny, Edinburgh, EH7 6TN

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This traditional semi-detached house is a spacious and versatile family home, which offers two reception rooms and three double bedrooms. Situated in popular Craightonny, it benefits from an easy commute into Edinburgh city centre, and is within walking distance of Portobello Beach. Furthermore, it enjoys private parking for two cars, a large rear garden, and lovely views of the iconic Arthur's Seat. The property also requires a touch of refurbishment, presenting buyers with an opportunity to add further value to the residence.

Stepping into the home, you are greeted by a naturally-lit entrance vestibule and a reception hall that offers storage and a WC. The living room is to the left, overlooking the southwest-facing rear garden. It has a bay window for a light and airy ambience, and a spacious footprint for comfy lounge furniture. In addition, the room is neutrally decorated and framed by a feature fireplace. A second reception area to the front of the house mirrors the size of the living room. It also has a bay window for natural light; plus, it has varnished wooden floorboards, a neat picture rail, and a built-in shelved cabinet. This versatile space could be used as a sitting room or formal dining room or even as a fourth bedroom if required. Meanwhile, the dining kitchen offers garden access and space for a table and chairs for casual meals together. It is fitted with base and wall-mounted cabinets and worksurfaces arranged in L-shape; plus, it comes with an integrated oven and gas hob, and a neighbouring utility room.

Features

- Traditional semi-detached house
- Situated in popular Craightonny
- Naturally-lit entrance vestibule
- Reception hall with storage and WC
- Southwest-facing living room
- Sitting room/formal dining room
- Dining kitchen and a utility room
- Three spacious double bedrooms
- Bright three-piece bathroom
- Private gardens to the front and rear
- Gated driveway and an integral garage
- Gas central heating and double glazing
- EPC Rating - D





“Traditional semi-detached house situated in popular Craigtinny with three spacious double bedrooms and private gardens to the front and rear”





Leo
Caitlin
Logan
Maman
Papa



Upstairs, a bright landing leads to three double bedrooms. Each room has a spacious footprint, whilst the principal and second bedrooms also feature a traditional press cupboard for on-hand storage. A three-piece bathroom completes the accommodation. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has a leafy front garden and a fully-enclosed rear garden. The latter enjoys a southwest-facing aspect, as well as a lawn, a patio, and a mature apple tree. There is also private parking for two cars via a gated driveway and an integral garage that has access to and from the utility room. Newly fitted door to the garage (September 2023). Comes with 10 year manufacturer's warranty.

Extras: to be sold as seen, including all fitted floor and window coverings, light fittings, and an integrated oven and gas hob.

Area

Lying north-east of Edinburgh, the suburb of Craightonny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much-loved sandy seafront. The area is in easy reach of numerous well-stocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craightonny Golf Course will no doubt appeal to golf enthusiasts. Craightonny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.

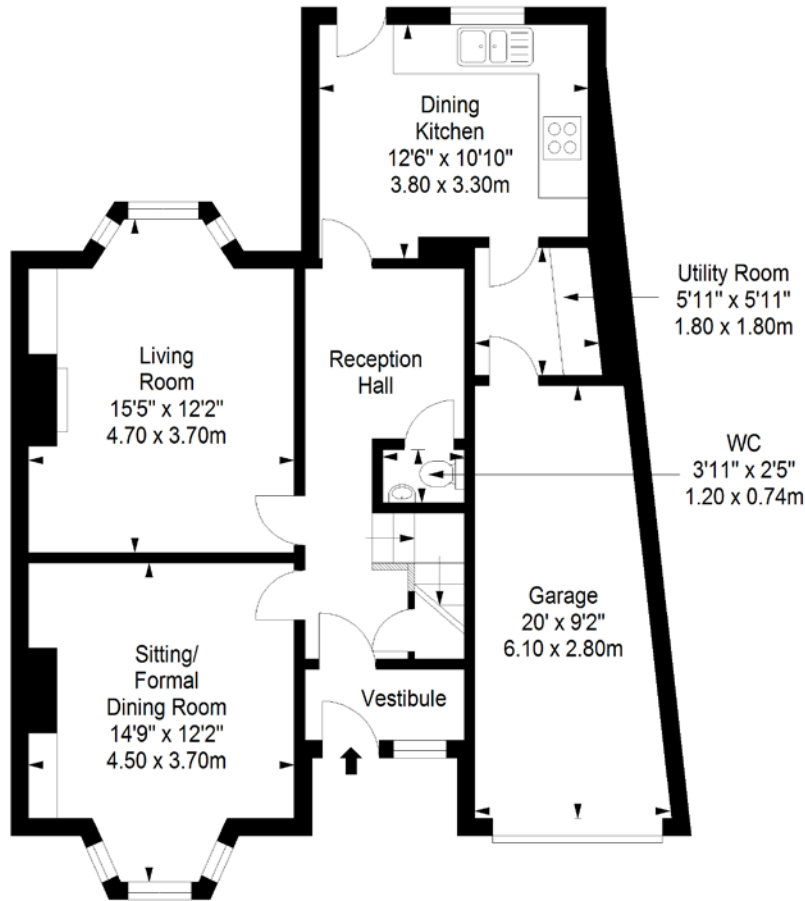




Floorplan

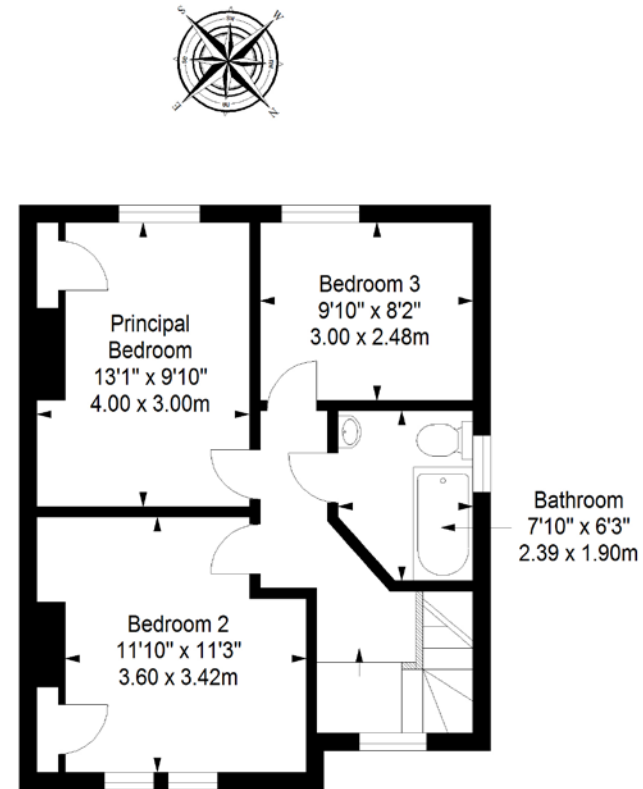
Ground Floor

Approx. 79.3 sq. metres (853.6 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



Total area: approx. 125.7 sq. metres (1353.1 sq. feet)

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