



lindsays

49 Findlay Gardens,
Edinburgh, EH7 6HQ

"A delightful semi-detached bungalow which enjoys beautiful views to the rear of Arthurs Seat & The Salisbury Crags"

- Hall
- Sitting room
- Fitted kitchen
- Two double bedrooms
- Modern bathroom
- Gas central heating
- Double glazing
- Private gardens to front & rear
- On street parking

EPC Rating C

OFFERS OVER £210,000



Description

A delightful semi detached bungalow which enjoys views to the rear of Arthur's Seat and the Salisbury Craggs, situated in the sought after area of Craigenlinny. This lovely home is set within large gardens to the front and rear and benefits from gas central heating and double glazing. In brief the accommodation comprises; hall, sitting room with twin windows to the front, fitted kitchen with door to the rear garden, two double bedrooms and modern bathroom.

Area

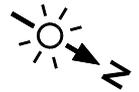
The property is located in the highly popular residential area of Craigenlinny, close to the seaside town of Portobello. Local shopping amenities are easily accessible with a Morrisons Supermarket nearby and Meadowbank Retail Park offering many major retail outlets including a Sainsbury's. Further shopping can be found a short drive away at Fort Kinnaird Retail Park with Cinema and Restaurants. Holyrood Park and Arthur's Seat provide a lovely setting for walks. There are good schools within the area from nursery to senior level. The property is ideally situated for access to the City Centre and the City Bypass which provides excellent transport links across Edinburgh and to Central Scotland's wider motorway network.

Viewing

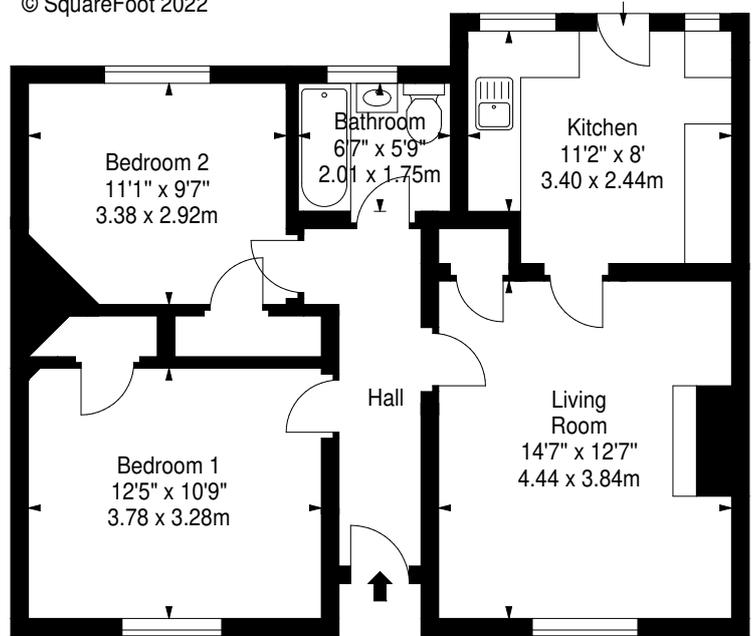
by appointment contact Lindsays – propertyadmin@lindsays.co.uk



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Approx. Gross Internal Area
704 Sq Ft - 65.40 Sq M
For identification only. Not to scale.
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Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.