



55A Craigentinny Road
Craigentinny, EH7 6RL

deans 
Solicitors & Estate Agents LLP



SEMI DETACHED BUNGALOW

- Lounge
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Free On-Street Parking
- EPC Rating - D



Backing onto Craigentiny Golf Course, this charming and tastefully presented semi-detached bungalow is situated within the popular residential area of Craigentiny to the east of the City. Local day-to-day amenities are available close by, with further specialised shopping at Meadowbank Retail Park. Portobello is also within easy reach, offering an excellent selection of shops, cafés, bars and the popular Portobello Promenade. A frequent public transport service passes by the door, providing easy access to the City Centre and other areas of Edinburgh. The accommodation is presented in move-in condition and would make an ideal purchase for a first-time buyer, downsizer or retired person. It comprises an entrance vestibule, welcoming hallway, lovely lounge with door and window formation overlooking the rear garden, stylish fitted kitchen, delightful double bedroom and a modern bathroom with shower.

A particular feature of this property is the beautifully established, well-maintained and secluded rear garden, complete with a decked seating area and a gate leading directly onto Craigentiny Golf Course and the adjoining community woodland path, providing a pleasant route towards Portobello Beach and connecting with the wider Edinburgh cycle network.

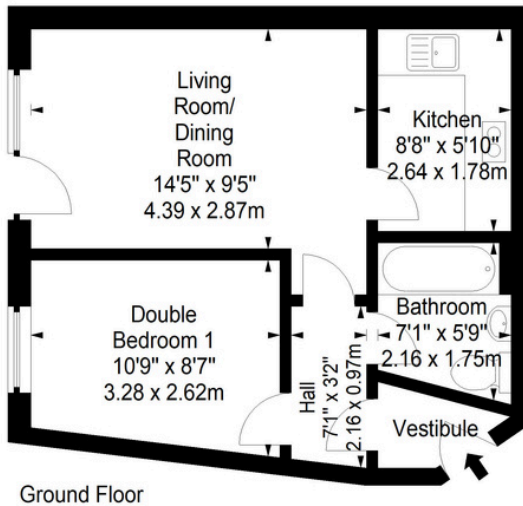
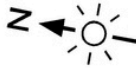
Further benefits include free on-street parking to the front of the property, gas central heating and double glazing. Included in the sale are all fitted floor coverings, dishwasher, washer-dryer, electric oven, induction hob, hood, fridge with internal freezer compartment, automated bedroom blind, together with remote control and spare batteries, large hallway mirror, bathroom mirror, bathroom cabinet and faux foliage wall decoration in the bathroom. All items included in the sale are sold as seen, with no warranty provided.



Craigtinny Road,
Edinburgh,
Midlothian, EH7 6RL



Approx. Gross Internal Area
381 Sq Ft - 35.39 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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