

49

MOIRA TERRACE

CRAIGENTINNY,
EDINBURGH, EH7 6TD

*"...A highly desirable
semi-detached house..."*


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CRAIGENTINNY GOLF COURSE
SCOTTISH PARLIAMENT
HOLYROOD PARK

THE AREA

Moira Terrace is situated in a highly sought after and much respected area lying to the east side of the city, close to the expanse of Queens Park and Arthur's Seat, which offers almost country like walks within the very heart of the city.

Local shopping can be found within close proximity, with Morrisons and Asda superstores capable of supplying most family's normal monthly requirements. If this should prove inadequate then it is a simple matter to travel into the city centre, or across to Fort Kinnaird Retail Park. There are also both postal and banking services within close proximity to this property.

Frequent bus services run to and from the city centre and the trip generally takes no more than fifteen minutes. Furthermore, the easiest possible access to many parts of the city is by using the City Bypass, in fact, this road give access to all the major trunk routes. Even the M8 and M9 which lie just beyond Edinburgh airport, can generally be reached in a matter of twenty five minutes.

For those who prefer open air or sporty recreation facilities, they can easily be found at Meadowbank Sports Stadium, the Royal Commonwealth Pool, Jack Kane Centre as well as many golf courses.



49 MOIRA TERRACE
EXTERIOR
PHOTOGRAPHS



ENTRANCE HALLWAY
LOUNGE ONE

THE PROPERTY

An excellent opportunity has arisen to acquire this highly desirable 4 bedroom semi-detached house, making for an ideal family home and situated within the popular Craightinny area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising;

Ground Floor: an entrance vestibule including a meter cupboard and original mosaic floor tiles and internal hallway with two large shelved storage cupboards and under-stair storage space. There is a bright and spacious sitting room with a feature gas fire including surround, a bay window and built-in shelving. The fully fitted kitchen/diner is partially

KITCHEN
LOUNGE TWO
DINING AREA

tilled and benefits from an extractor hood and access to the rear garden. The open plan family/dining room includes a storage cupboard which also houses the boiler, built-in shelving, double doors forming part of a bay window which provide access to the rear garden. This room also gives access to the former maids quarters which provides the option of an ideal office or additional bedroom. The large fully double glazed conservatory has further access to the rear garden and there is a three piece, partially tiled family bathroom benefiting from a hand-held shower and chrome heated towel rail.

First Floor: a landing with sky light. There are three spacious double bedrooms, all of which have built-in shelving, with one also benefiting from a bay window. A further double bedroom has a feature fireplace and there is a three piece, partially tiled family shower-room.

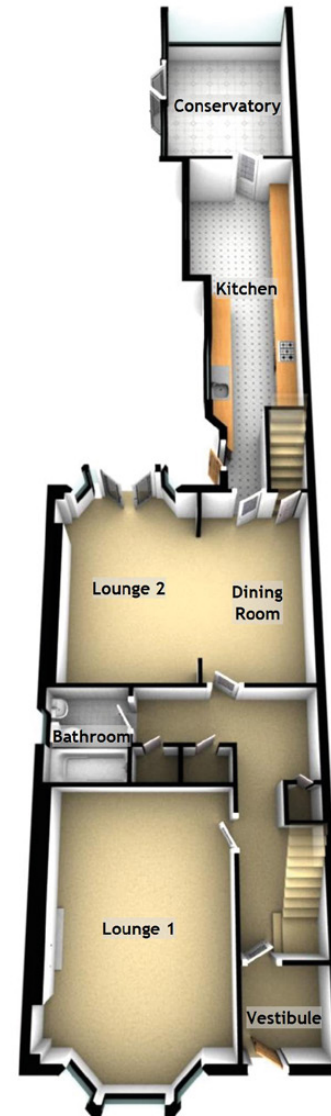
This property also benefits from high ceilings throughout with original feature cornicing in the majority of the rooms, gas central heating, full double glazing, with the exception of the double doors leading out to the rear garden from the family/dining room which are single glazed. The property has private, well maintained garden grounds to the front, side and rear of the property, including a decked and patio area to the rear. There is more than adequate on-street parking to accommodate for residents and visitors alike.





BEDROOMS
BATHROOM
SHOWER ROOM

Ground Floor



First Floor



FLOOR PLAN DIMENSIONS MAP

Approximate Dimensions
(Taken from the widest point)

Lounge 1	5.28m (17'4") x 4.05m (13'3")
Lounge 2	5.07m (16'8") x 3.32m (10'11")
Dining Room	4.54m (14'11") x 3.14m (10'4")
Kitchen	9.60m (31'5") x 2.75m (9'0")
Conservatory	5.07m (16'8") x 3.36m (11')
Room Above Kitchen	4.24m (13'11") x 2.35m (7'9")
Bedroom 1	5.31m (17'5") x 4.24m (13'11")
Bedroom 2	4.51m (14'10") x 3.39m (11'1")
Bedroom 3	4.51m (14'10") x 3.35m (11')
Bedroom 4	3.86m (12'8") x 2.50m (8'3")
Bathroom	2.04m (6'8") x 1.80m (5'11")
Shower Room	2.31m (7'7") x 2.04m (6'8")

Gross internal floor area (m²)
200m²

EPC Rating
E

Extras
(Included in the sale)

Washing machine, tumble dryer, dishwasher, fridge/
freezer x2, five gas hob range cooker, garden
shed and all fixtures and fittings including; blinds,
curtains, light fittings, carpets and fitted floor
coverings. Please note, other items may be available
through separate negotiation.

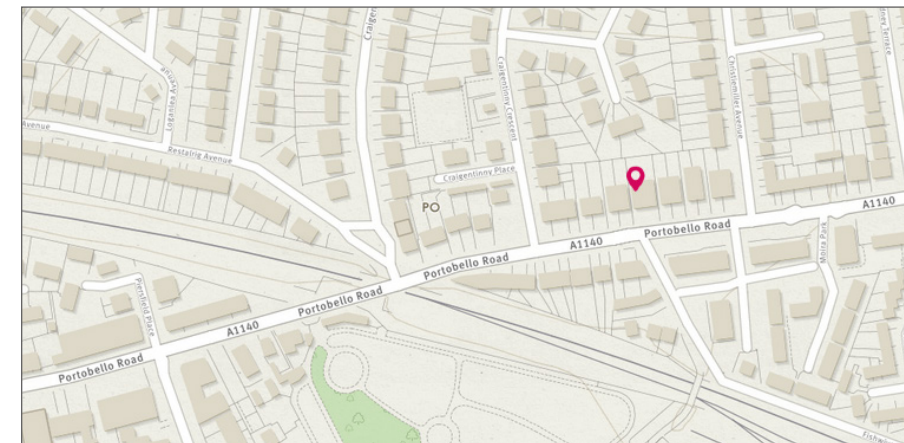


Image credit: <https://www.onfundraiser.co.uk/empty>



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