



Wright & Co
Solicitors Estate Agents

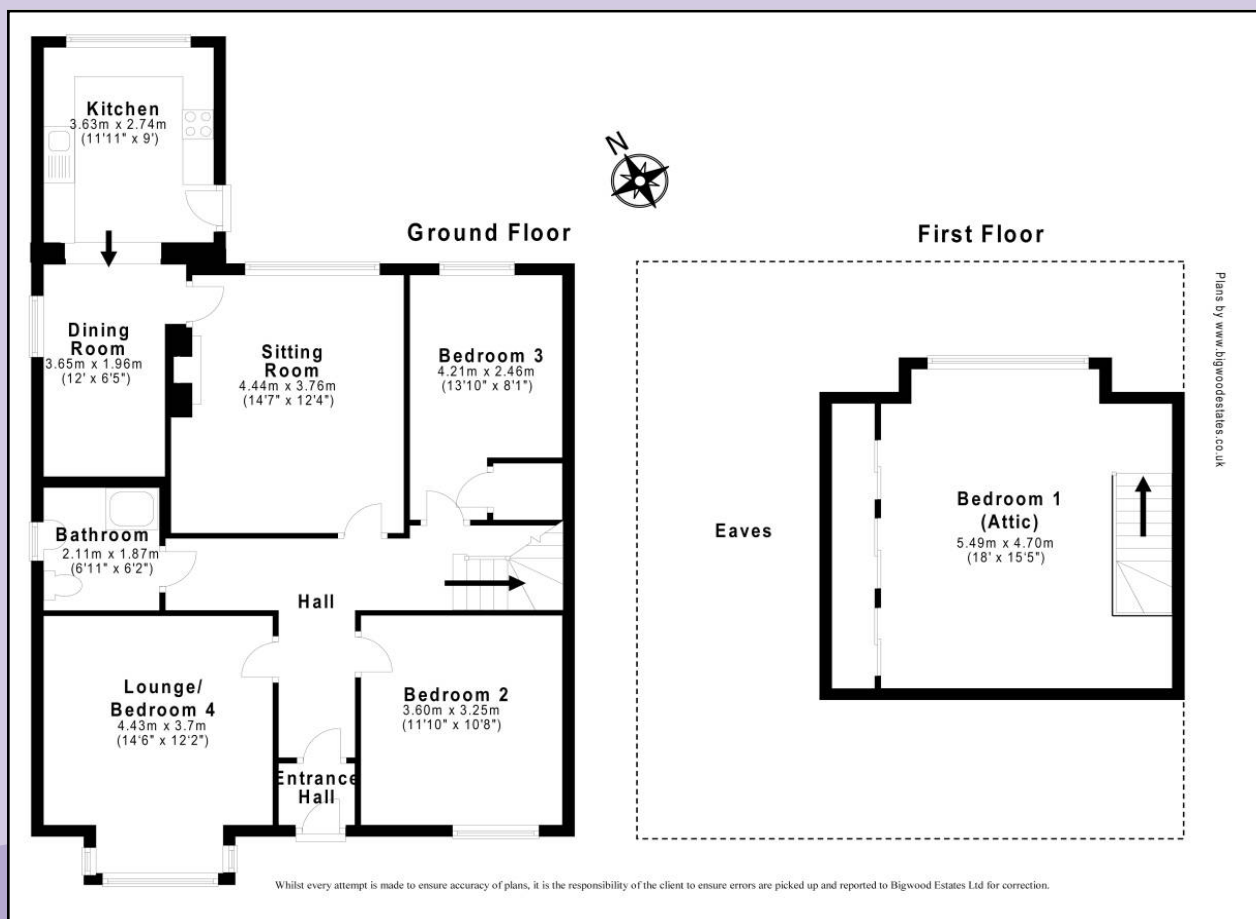
www.propertywright.com

Wright & Co,
5E Giles Street,
Edinburgh, EH6 6DJ,
Tel: 0131 467 5566

48 Wakefield Avenue, Edinburgh, EH7 6TL Offers around £285,000

Viewing strictly by appt only call 0131 669 9074

- Traditional semi detached villa
- Popular residential area
- Ideal Family Home
- Spacious four bedroom property
- Gas Central Heating/Combi Boiler
- Large garden area to rear with excellent sea views
- Double Glazed
- Paved driveway for 3 cars



Traditional semi detached villa situated in highly sought after area of Craigentenny. Excellent location with easy access to City bypass, local shopping in Portobello High Street also Morrisons & Asda nearby.

Entrance Hall

Vestibule leading through half glass doorway to hall. 1 single p.point. Telephone point.

Sitting room 14'7" x 12'4"

Double glazed window overlooking garden. Picture rail. Fitted carpet, Gas fire with wooden surround. Four double p.points, central heating radiator.

Bathroom 6'11" x 6'2"

Disabled access, Mira Sprint electric shower, white bathroom suite.

Double bedroom 1 (attic) 18' x 15'5"

Large double bedroom with ample eaves storage. Fabulous sea views. Built in wardrobes. Central heating radiator. 2 double p.points..

Double bedroom 2 11' 10" x 10' 8"

To the front of the property. 2 double p.points, central heating radiator.

Double bedroom 3 13'10" x 8' 1"

To rear of property, excellent sea view. Storage cupboard, 2 double p.points. C/H radiator.

Bedroom 4/lounge 14' 6" x 12' 2"

Large Bay window to front of property. Wooden fire surround, presently used as Lounge. There are two wall lights and 2 double and 2 single p.points. C/H radiator

Dining room 12' x 6' 5"

Combi boiler. Window to the side. Stainless steel ceiling light..

Kitchen 11' 11" x 9'

To rear of property, fabulous views onto the sea and garden. Fitted wall/base units with stainless steel sink, washing machine and cooker.

Garden to rear

Very large private garden with excellent sea view. There is a paved area to the side of the kitchen.



These particulars do not constitute any part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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 receipt of offers.

For a **FREE** valuation of your property,
7 days a week,
call **Jacque Sandison**
on **07884 247419** or **0131 467 5566**.

www.propertywright.com
5E Giles Street, Edinburgh, EH6 6DJ
Telephone - 0131 467 5566
Fax - 0131 467 3344

Are you thinking of moving? Would you like a **FREE** professional valuation of your home? Call our Estate Agent **Jacque Sandison**, TODAY on **0131 467 5566** or **07884 247419** to arrange a time suitable to you.