

**9 Vandeleur Grove
Edinburgh EH7 6UE**

Offers Over £315,000

- Large living/dining room featuring a gas fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances included in the sale
- Two double bedrooms with master featuring built in wardrobes
- Shower room fitted with two-piece suite
- Large conservatory
- Gas central heating and double glazing
- Private gardens to the front and rear of the property with garden shed
- Off-street parking for two cars via driveway

Council Tax Band: E

Tenure: Freehold

Shared Ownership: No



Semi-Detached

Blair Cadell is delighted to present this charming semi-detached bungalow in the highly sought-after area of Craigentenny. Boasting two spacious double bedrooms and well-maintained private gardens to the front and rear, this lovely home is ideal for a variety of buyers. Early viewing is highly recommended.

The accommodation features a bright and generously sized living/dining room, complete with a gas fireplace—perfect for relaxing or entertaining guests. The well-appointed kitchen offers a range of floor and wall-mounted units, a gas hob, an electric oven, and integrated appliances. Both double bedrooms provide comfortable living space, with the master benefiting from large fitted wardrobes for ample storage. The recently renovated shower room includes a stylish two-piece suite and a mains-powered walk-in shower with a luxurious rainwater showerhead. At the rear of the property, a spacious conservatory offers additional versatile living space. The hallway provides access to the attic and includes a convenient storage cupboard. The property further benefits from gas central heating and double glazing throughout. Externally, the private front and rear gardens are beautifully maintained, featuring gravel and paved areas for easy upkeep. A garden shed provides extra storage, and off-street parking is available via the driveway, accommodating two cars. Please note: No warranties are given for systems.

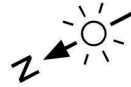
Craigentenny is a desirable residential area to the east of Edinburgh, offering excellent local amenities. Nearby Portobello boasts a variety of specialist shops, including a butcher, bakers, and fishmongers, along with an Aldi supermarket and several convenience stores. A larger Morrisons supermarket is within walking distance at Piershill, while additional shopping options can be found at Fort Kinnaird, Meadowbank Retail Park, and Ocean Terminal—all just a short drive away. The area is well-served by reputable schools and enjoys easy access to the A1, City Bypass, and wider motorway network via Sir Harry Lauder Road. Portobello Beach is within walking distance, providing scenic walks, cycle routes, and a selection of cafés and restaurants. Excellent bus services offer frequent connections to the city centre and beyond.

Viewing by appointment on 0131 337 1800

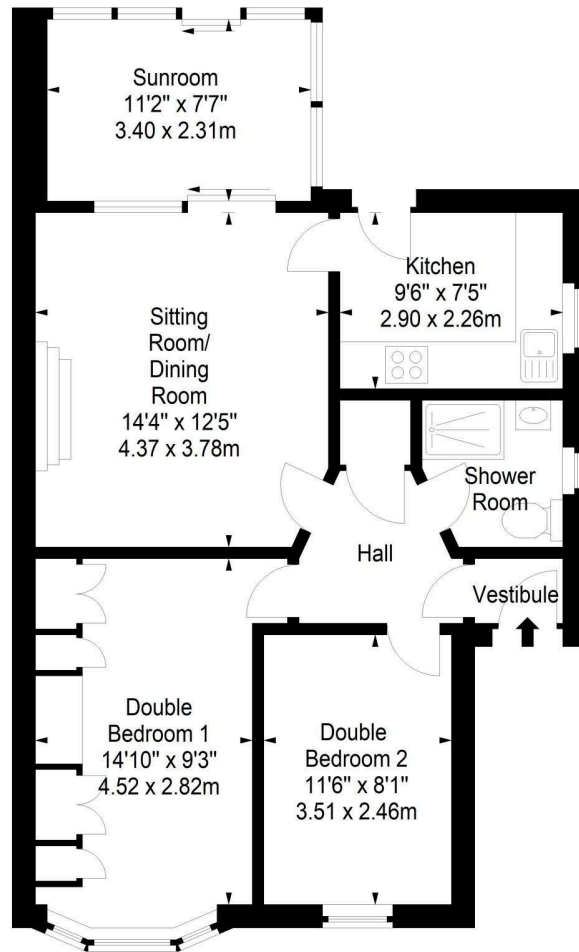




Vandeleur Grove, EH7 6UE



Approx. Gross Internal Area
705 Sq Ft - 65.49 Sq M
For identification only. Not to scale.
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Ground Floor



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