

# 7/6 Loganlea Road

CRAIGENTINNY, EDINBURGH, EH7 6NL



*SUPERB TWO-BEDROOM TOP-FLOOR FLAT*



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McEwan Fraser is delighted to present this superb two-bedroom top-floor flat located in a popular pocket of Craightinny. The property is offered to the market chain free and in excellent internal condition making for an ideal first-time purchase or sound buy-to-let opportunity.

The internal accommodation is focused on a bright and spacious living room that has ample floor space for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space. The stylish kitchen comprises a good range of base and wall-mounted units set against a tiled splash-back. The gas hob and electric oven are integrated, and space is provided for a free-standing fridge freezer and washing machine. There are two generous double bedrooms. Bedroom one is a large double that is neutrally decorated and boasts plenty of space for a full suite of free-standing bedroom furniture to support the integrated wardrobe. Bedroom two is also a further well-proportioned double. The accommodation is completed by the bathroom which is tiled and finished with a three-piece white suite with shower over bath.

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# The Kitchen





**Bedroom 1**

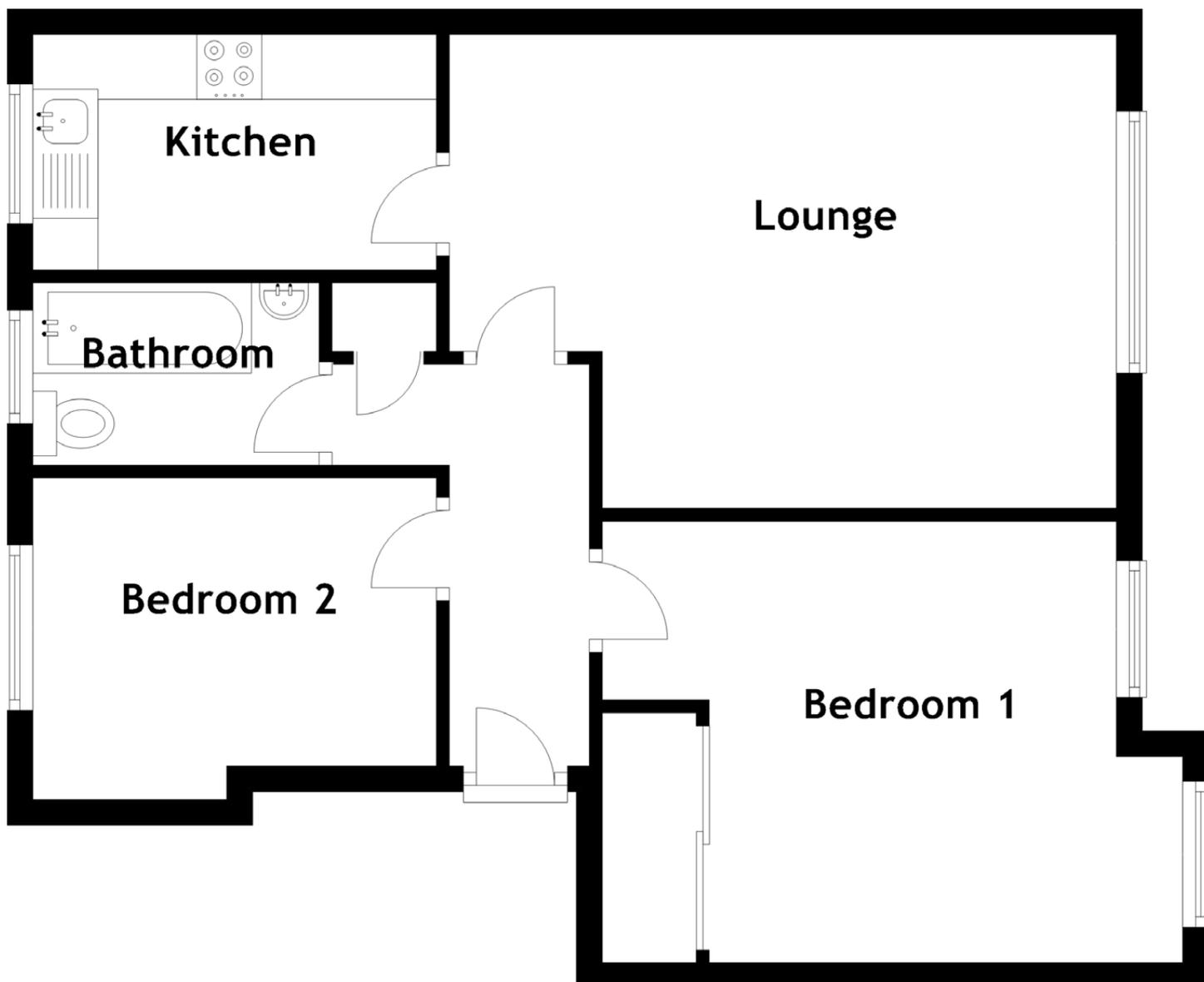




**Bedroom 2**







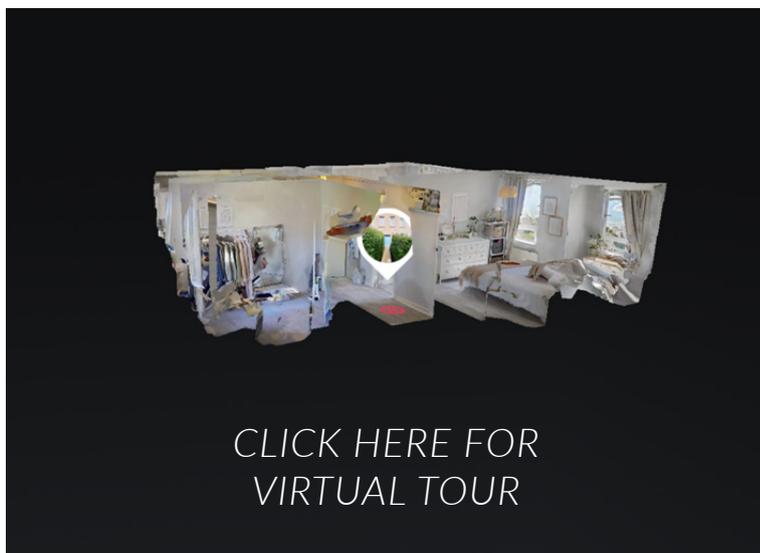
#### Approximate Dimensions

(Taken from the widest point)

Lounge	5.13m (16'10") x 3.67m (12')
Kitchen	3.10m (10'2") x 1.82m (6')
Bedroom 1	3.42m (11'3") x 3.13m (10'3")
Bedroom 2	3.10m (10'2") x 2.23m (7'4")
Bathroom	2.20m (7'3") x 1.41m (4'8")

Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup>

EPC Rating: C



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The property also benefits from; gas central heating, full double glazing, a private section of the garden, and a shared drying green. There is more than adequate on-street free parking for residents and visitors alike.





## PORTOBELLO BEACH

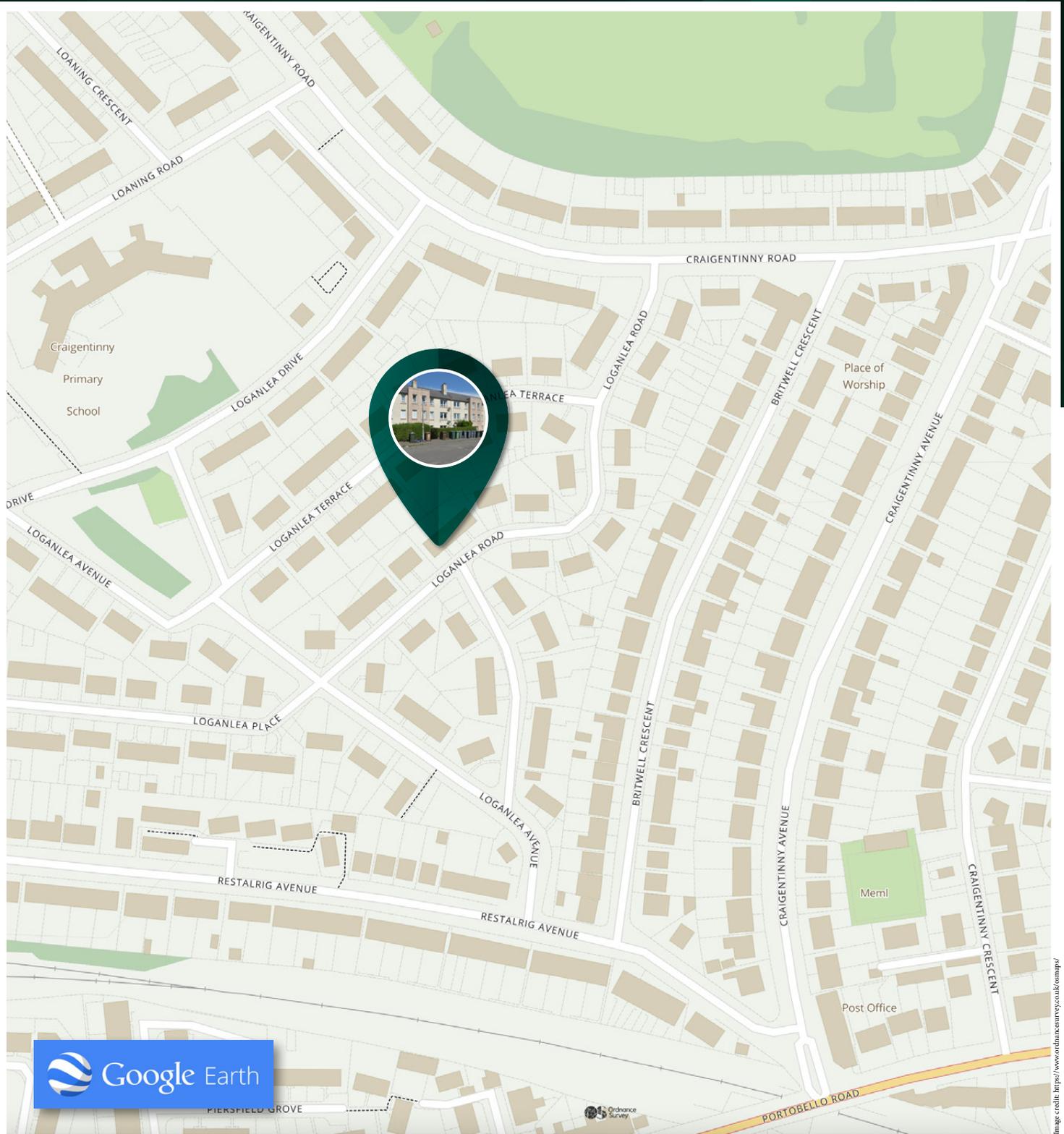
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Craighentiny is a highly sought-after and much-respected area lying to the east side of the city, close to the vast open areas of Queen's Park and Arthur's Seat, offering almost country-like walks within the very heart of the city. Local shopping can be found within close proximity, with Morrisons, Sainsburys and Asda superstores capable of supplying most family's normal monthly requirements. Should this prove inadequate it is a simple matter to travel into the city centre, or across to Fort Kinnaird Retail Park. There are also postal and banking services within close proximity. The area neighbours itself with Portobello, a very popular destination, where you will find further shopping facilities serving everyday and monthly requirements.

Frequent bus services run to and from the city centre, the trip generally takes no more than fifteen minutes. Furthermore, easy access to the City Bypass provides good access to many parts of the city and all 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, there is Meadowbank Sports Stadium, Portobello promenade and beach, as well as many fine golf courses.

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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