




McEwan Fraser Legal

Solicitors & Estate Agents

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14/2 Loganlea Drive

EDINBURGH, EH7 6LW



LOCATION CRAIGENTINNY

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Craigentiny is situated in a sought after area lying to the east side of the city, close to Queens Park and Arthur's Seat and only a few miles walk from the Promenade and beach at Portobello.

Local shopping can be found within close proximity, with Morrisons and Asda superstores capable of supplying most normal monthly requirements plus the newly opened Lidl and local shops in Portobello supplementing these facilities. It is also a simple matter to travel into the City Centre, or across to Fort Kinnaird Retail Park. There are also both postal and banking services near this property.

There are many frequent bus services that run to and from the City Centre and the trip generally takes no more than fifteen to twenty minutes. Furthermore, easy access to many parts of the city is provided by the City Bypass, which gives access to all the major trunk routes. 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 sports recreation facilities, they can easily be found at the Royal Commonwealth Pool, many of the local golf courses and for those that enjoy 5-aside football Pitz Portobello is walking distance.

Dog walkers are catered for in the many local parks and the west beach at Portobello permits dogs off the leash.



14/2 LOGANLEA DRIVE

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An excellent opportunity has arisen to acquire this spacious two-bedroom, ground floor flat, well situated within the popular Craigenlinny area of Edinburgh. Viewing of this property is highly recommended.

The property would benefit from modernisation.

Internally is briefly consisting of an entrance hallway with a cloak cupboard, a bright and spacious lounge/diner with window to the front and a fitted kitchen accessed from the lounge area.

There are also two double bedrooms, one of which has fitted wardrobes and a modern three-piece bathroom, benefiting from a shower.

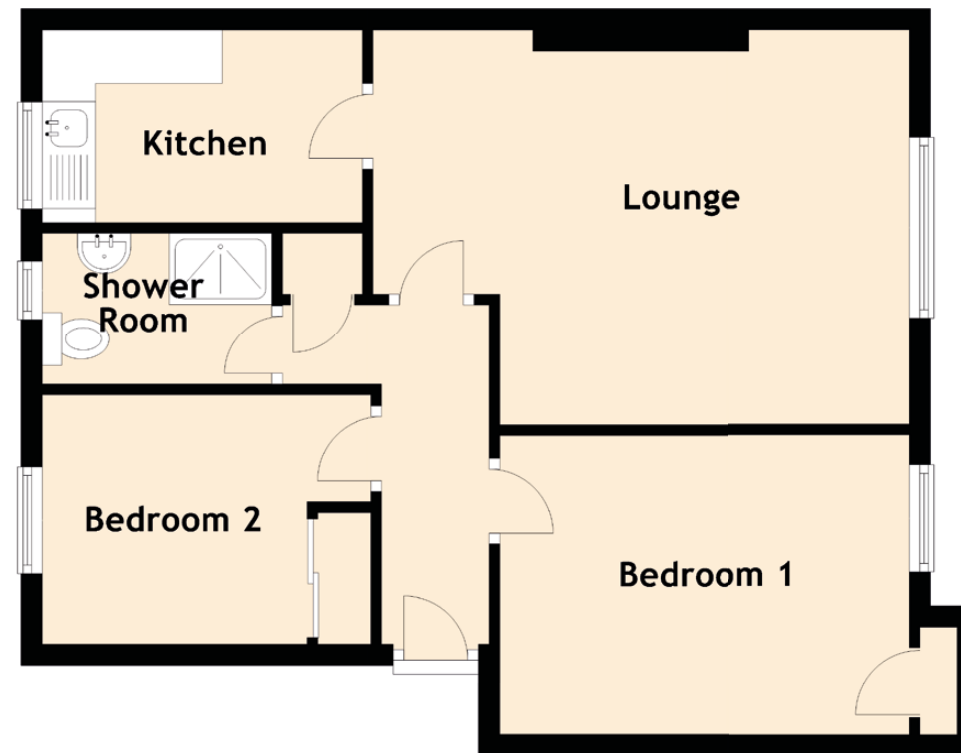
This property also benefits from gas central heating, a communal garden to the rear as well as a private section to the front, accessed via the stairway and more than adequate on-street parking to accommodate for residents and visitors alike.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.03m (16'6") x 3.70m (12'2")
Kitchen	3.00m (9'10") x 1.80m (5'11")
Bedroom 1	3.84m (12'7") x 2.80m (9'2")
Bedroom 2	3.08m (10'1") x 2.33m (7'8")
Shower Room	2.15m (7'1") x 1.42m (4'8")

Gross internal floor area (m²): 52m² | EPC Rating: D

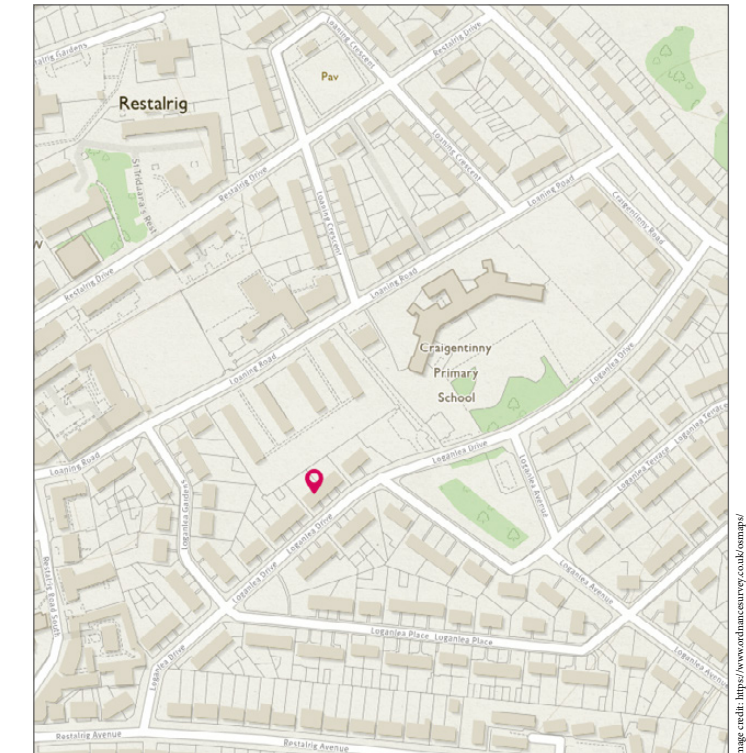


Image credit: <https://www.dumfriesurvey.co.uk/00map/>



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Designer