



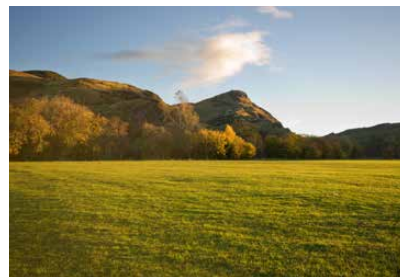

McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

3/1 Loganlea Loan

CRAIGENTINNY, EDINBURGH, EH7 6NH



CRAIGENTINNY

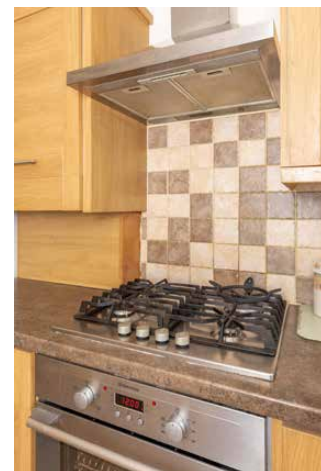
Craigentinny is situated in a sought after area lying to the east side of the city, close to Queens Park and Arthur's Seat and only a few minutes walk from the Promenade and beach at Portobello.

Local shopping can be found within close proximity, with Morrisons and Asda superstores capable of supplying most normal monthly requirements plus the newly opened Aldi 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 nearby 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-a-side 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.



3/1 LOGANLEA LOAN

McEwan Fraser Legal is delighted to present to the market this two bedroom, ground floor flat. The size and internal condition make this a highly desirable property for any purchaser.

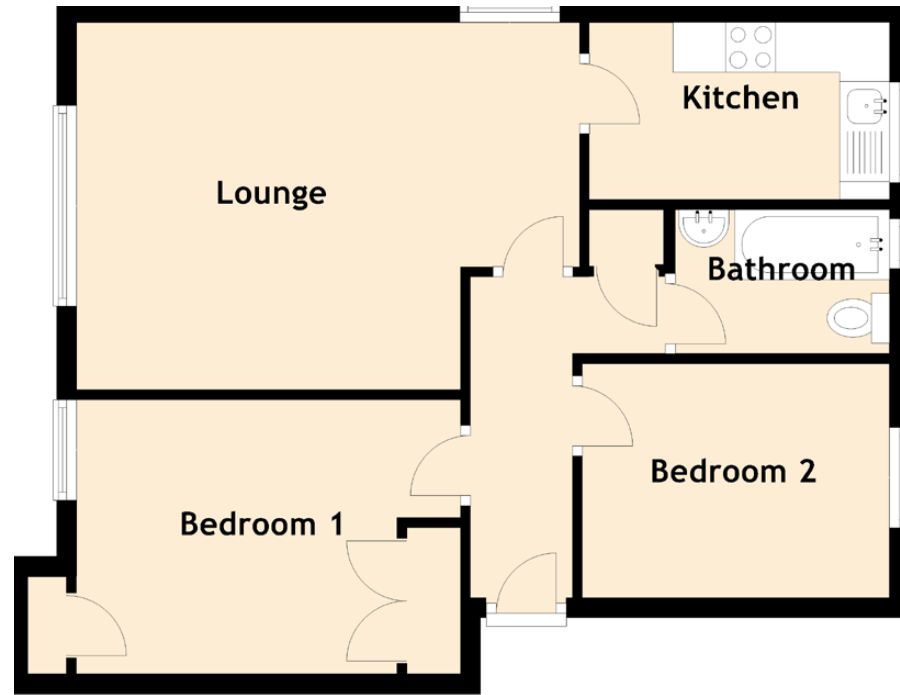
The apartment is entered via a reception hall and provides access to all rooms.

The lounge is flooded with natural light thanks to an East facing front window and South facing side window. The kitchen is fitted with a good range of floor and wall mounted units complete with work surfaces and splash-back tiling and benefits from an integrated oven/hob/extractor hood and washing machine. Both double bedrooms provide adequate space for free standing furniture however also benefit from integrated storage. Completing the accommodation, the bathroom comprises of WC, wash hand basin, bath with shower attachment and splashback tiling.

This property also benefits from gas central heating, full double glazing. The property also provides a large communal drying area/garden space to the rear of the property that is laid to lawn. The property also has its own smaller area to the front.



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.03m (16'6") x 3.67m (12')
Kitchen	3.00m (9'10") x 1.77m (5'10")
Bedroom 1	3.84m (12'7") x 2.74m (9')
Bedroom 2	3.07m (10'1") x 2.34m (7'8")
Bathroom	2.14m (7') x 1.44m (4'9")

Gross internal floor area (m²): 51m²

EPC Rating: C



Private Garden

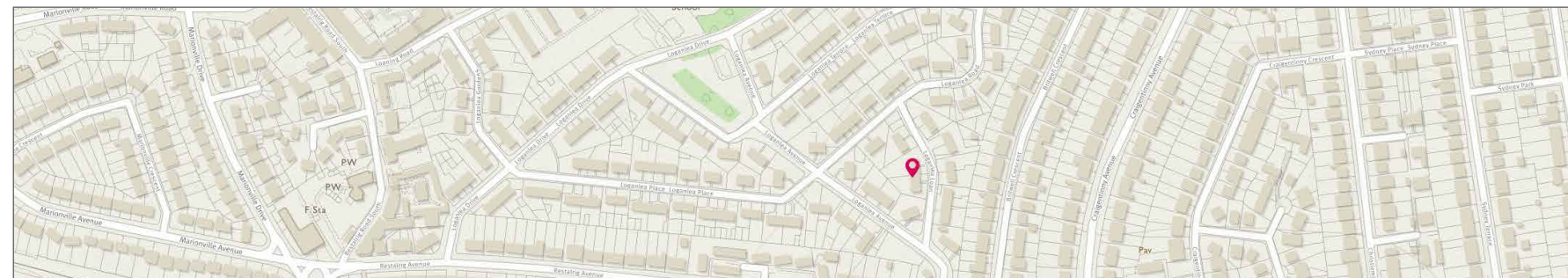


Image credit: <https://www.onlinestate.co.uk/comm/>



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