

3/1 Loganlea Loan

CRAIGENTINNY, EDINBURGH, EH7 6NH



*SUPERB TWO-BEDROOM GROUND FLOOR FLAT
LOCATED IN A POPULAR POCKET OF CRAIGENTINNY*



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An excellent opportunity has arisen to acquire this superb two-bedroom ground floor flat located in a popular pocket of Craigenlinny, making for an ideal first-time purchase or buy-to-let opportunity.

Internally, the property is in excellent decorative order, while briefly consisting of an entrance hallway with a shelved storage cupboard, a bright and spacious dual aspect lounge/diner, a fully-fitted partially-tiled kitchen with an integrated 4-gas hob, oven and extractor hood as well as pull-out shelves in the cupboards for added storage. The double bedroom to the front of the property benefits from a double wardrobe and custom-built storage shelves and the double bedroom to the rear, which is currently being used as a dressing room, offers optional use as a home office/study. The fully-tiled three piece bathroom suite with an over-bath shower, chrome heated towel rail, downlights and cleverly designed folding shower screen doors complete the internal layout.

The property also benefits from; gas central heating, full double glazing, a private front garden as well as a shared drying green to the rear with a private storage shed. There is more than adequate on-street free parking for residents and visitors alike.

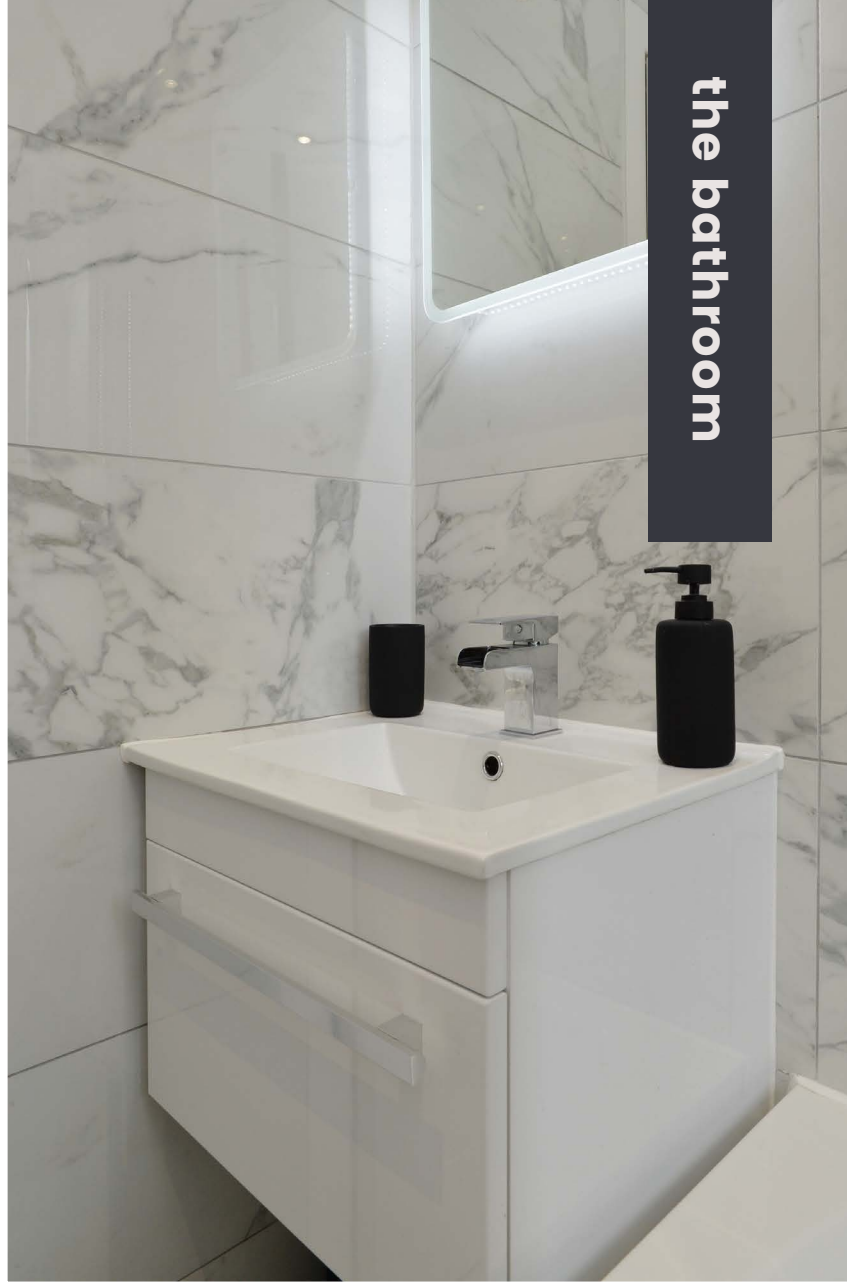


the lounge



the kitchen



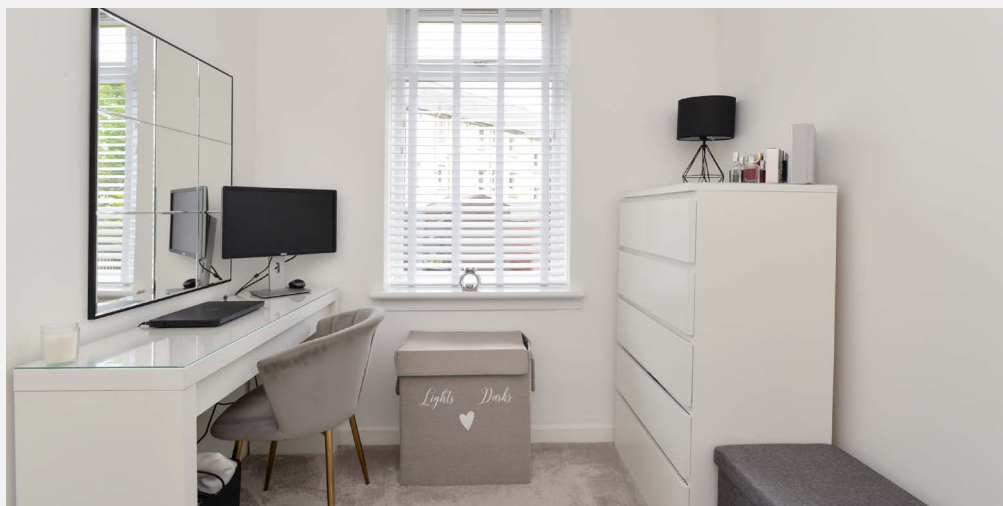


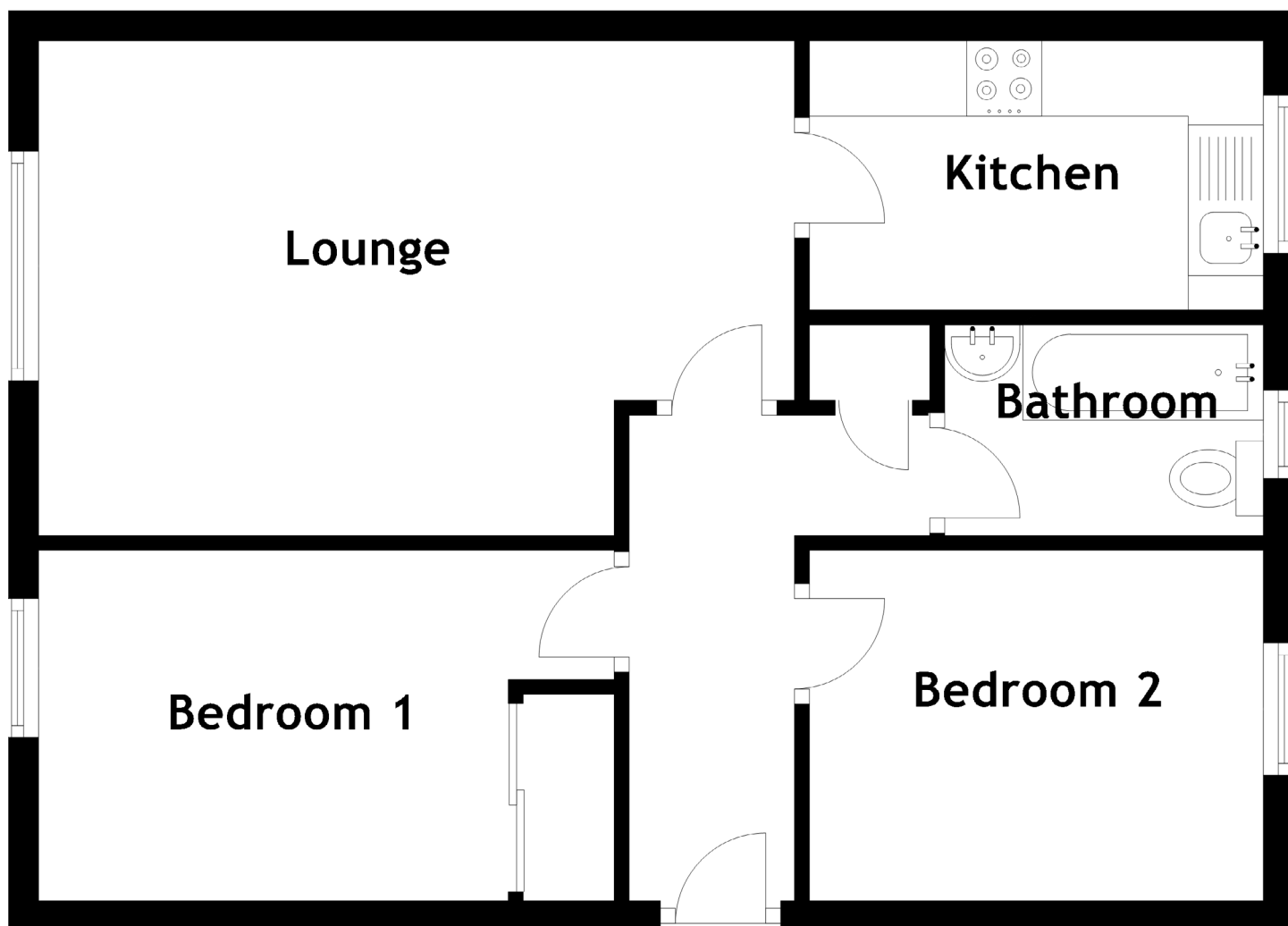
the bathroom

"...The fully-tiled three piece bathroom suite with an over-bath shower, chrome heated towel rail, downlights and cleverly designed folding shower screen doors..."



the bedrooms





Approximate Dimensions
(Taken from the widest point)

Lounge 5.03m (16'6") x 3.69m (12'1")
 Kitchen 3.02m (9'11") x 1.79m (5'10")
 Bedroom 1 3.83m (12'7") x 2.75m (9')
 Bedroom 2 3.07m (10'1") x 2.33m (7'8")

Bathroom 2.12m (6'11") x 1.40m (4'7")

Gross internal floor area (m²): 51m²

EPC Rating: C

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VIRTUAL TOUR*





the gardens

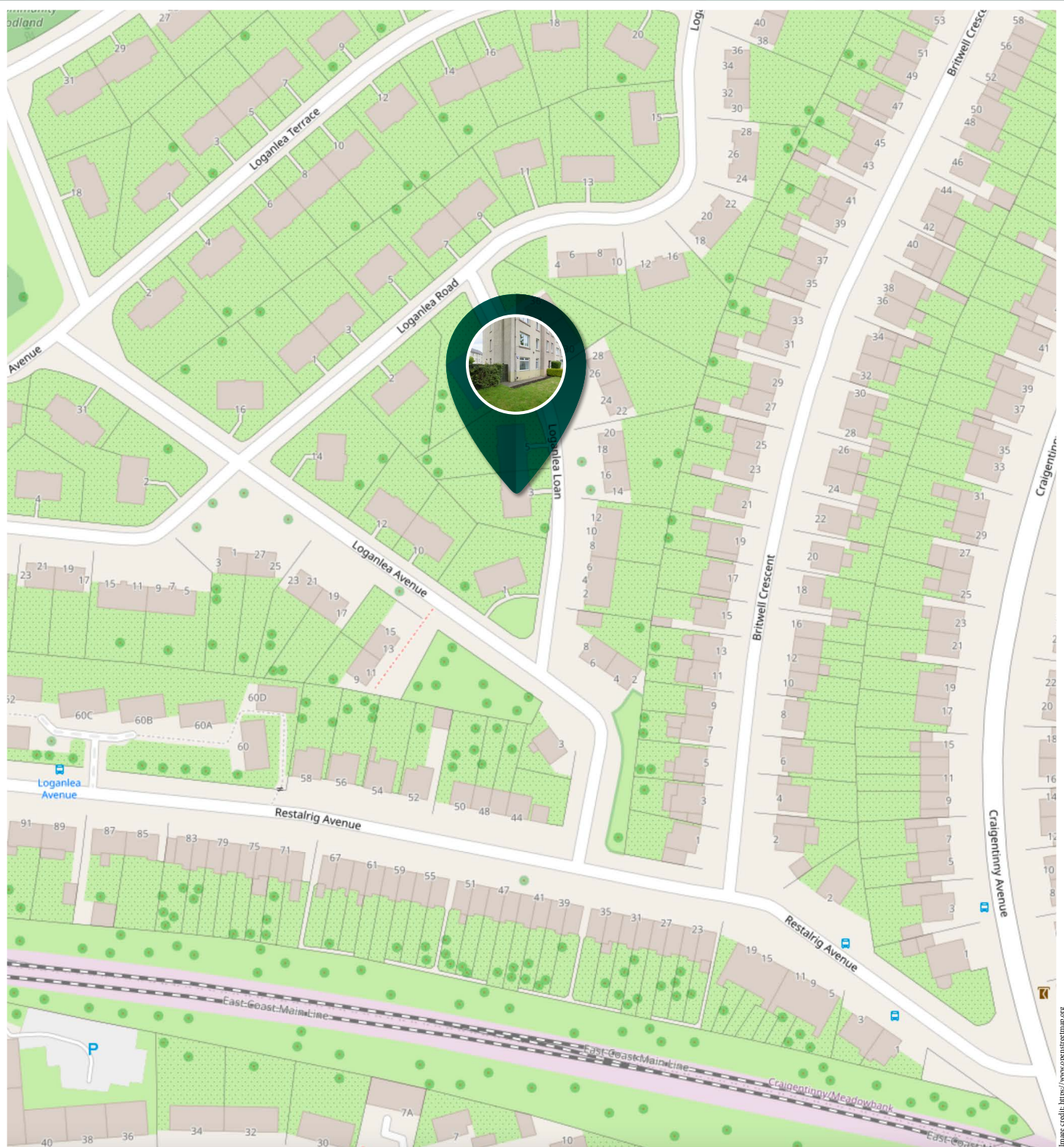




Craigentinnie is situated in a sought after area lying to the east side of the city, close to Queens Park and Arthur's Seat and only a few minutes walk from the Promenade and beach at Portobello.

Local shopping can be found within close proximity, with Morrisons and Asda superstores capable of supplying most normal monthly requirements plus the newly opened 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 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 within walking distance.



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Text and description
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