

# 8/6 Loaning Road

CRAIGENTINNY, EDINBURGH, EH7 6JQ



*Spacious and well presented two  
bedroom flat in Craigentinny*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this two-bedroom flat in Craigentinny.

# THE LOUNGE



Inside, the property comprises of:

- Spacious living area which is bright and well accommodating for various furniture arrangements.
- Fully equipped kitchen which has excellent storage space and space for free standing appliances
- Two spacious double bedrooms.
- The main bathroom has a bath with a shower and the bathroom is partially tiled.

# THE KITCHEN





# BEDROOM 1





# BEDROOM 2 & THE BATHROOM





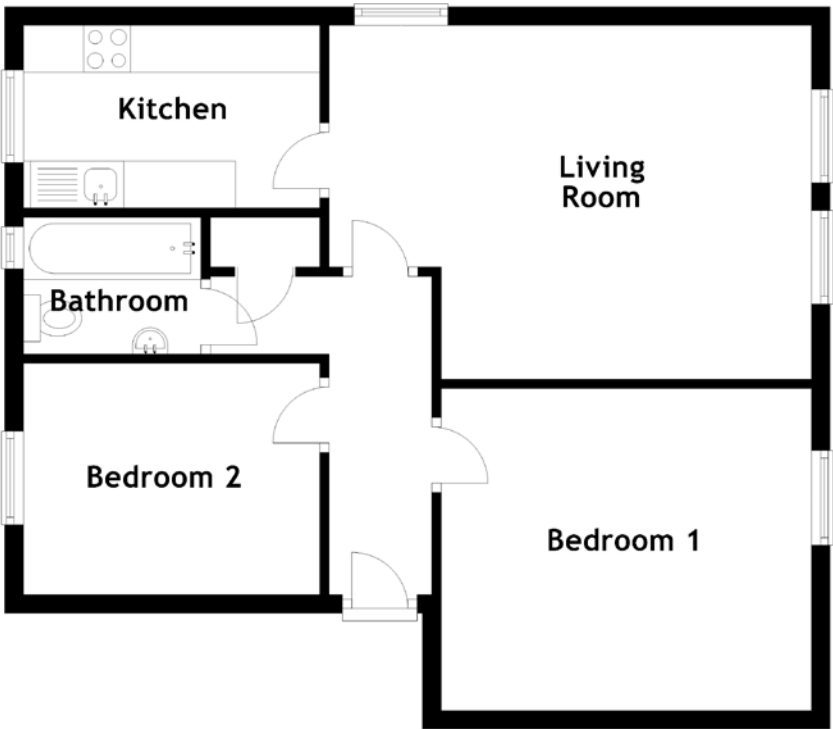
In addition to this, the property includes free on-street parking, double glazed windows and gas central heating.

# THE GARDEN

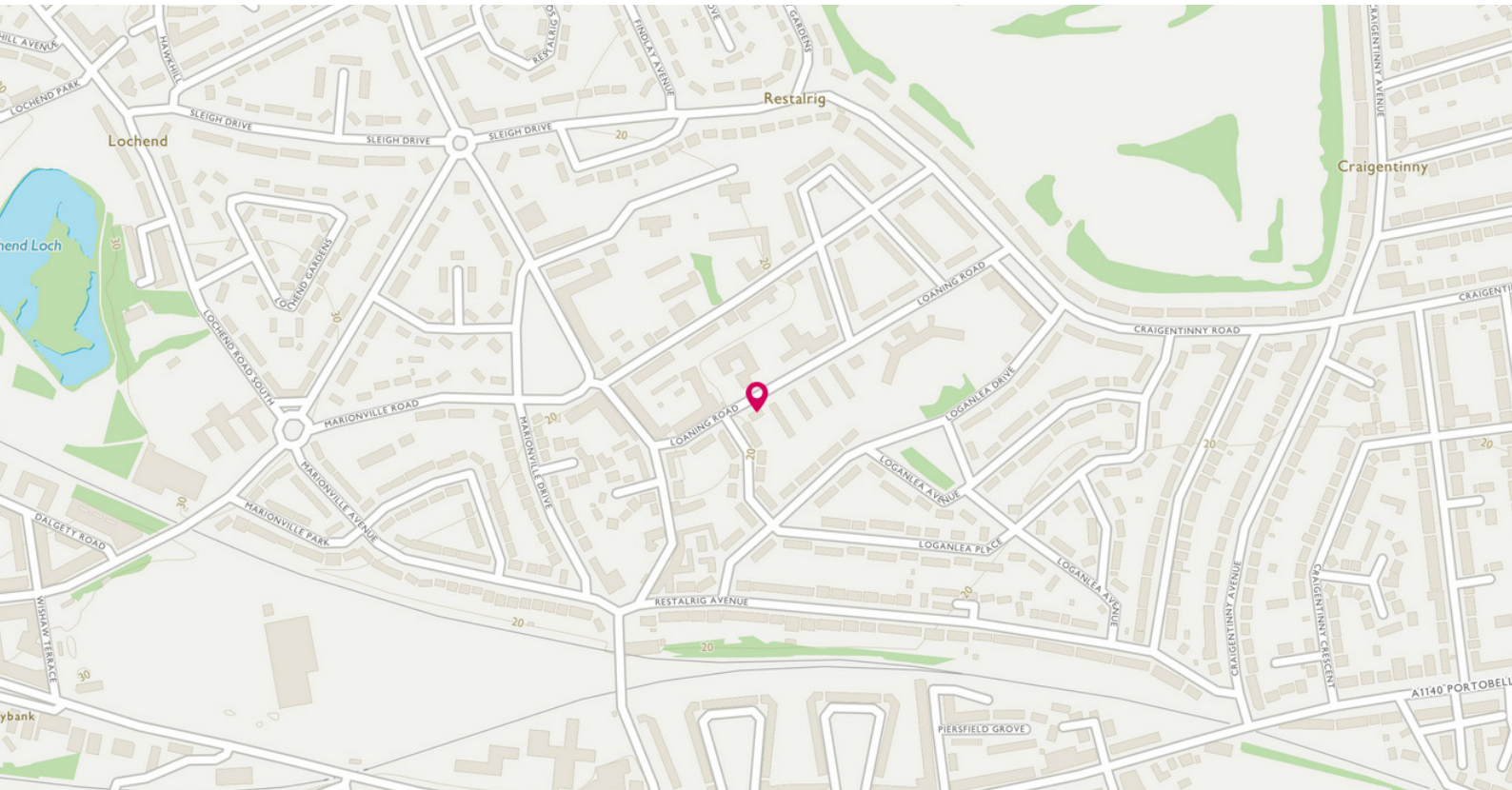




# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom 2	3.19m (10'6") x 2.47m (8'1")
		Bathroom	1.90m (6'3") x 1.46m (4'9")
Living Room	5.16m (16'11") x 3.78m (12'5")	Gross internal floor area (m <sup>2</sup> ): 57m <sup>2</sup> EPC Rating: D	
Kitchen	3.17m (10'5") x 1.95m (6'5")		
Bedroom 1	3.96m (13') x 3.44m (11'3")		



# THE LOCATION

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 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 walking distance.

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

**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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