

COULTERS[©]

WELCOME TO:

LOGANLEA DRIVE

11 Loganlea Drive, Craigentiny, Edinburgh, EH7 6LS



LOGANLEA DRIVE AT A GLANCE:



Residential
Craigtinny location



Two-bedroom
lower villa



Private front and
shared rear garden



Craigtinny Golf
Course nearby



Near to
Holyrood Park



Well-regarded
schooling close by

EXTRAS:

All fixtures and fittings, including; light fittings and carpets and fitted floor coverings. Please note that the fridge/freezer, dishwasher and washing machine are available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

This is a well-presented two-bedroom main door lower villa in the residential area of Craigtinny. The accommodation would be ideal for a first-time buyer, couple or investor given its tasteful interiors, plentiful natural light and delightful private and shared gardens. This popular location in its proximity to the city centre and coastal Portobello boasts a range of amenities, access to green space and excellent transport links.

- A bright front-facing carpeted living room with cupboard, adjacent to the kitchen
- Modern and well-proportioned kitchen with attractive splashback, wall and floor units and workspace. Integrated appliances include dishwasher, washing machine, gas hob and John Lewis oven.
- A comfortable carpeted principal double bedroom with built-in wardrobes and access to the shared rear garden
- A second spacious double bedroom with storage cupboard
- A well-presented bathroom with three-piece suite including wall-mounted shower, hidden cistern WC and washbasin built into storage
- Gas central heating and double glazing throughout
- Neatly presented private front garden
- Generous shared rear garden
- On-street parking



LOCATION, LOCATION, LOCATION:

Craightinny is a popular residential suburb, less than three miles north-east of Edinburgh's city centre. Close to the bustling coastal location of Portobello with its historic beach and promenade it is well placed for amenities. Meadowbank Retail Park which features a Sainsbury's, and other high street retailers is a five-minute drive or a leisurely 20 minute walk. Portobello High Street with its independent shops, cafés, bars and restaurants is just over 5 minutes' drive. There are also convenience stores within walking distance.

The new Meadowbank Sports Centre as well as Portobello swimming pool and fitness centre, Craightinny Golf Course, Arthur's Seat and Holyrood Park are just some of the fantastic recreational

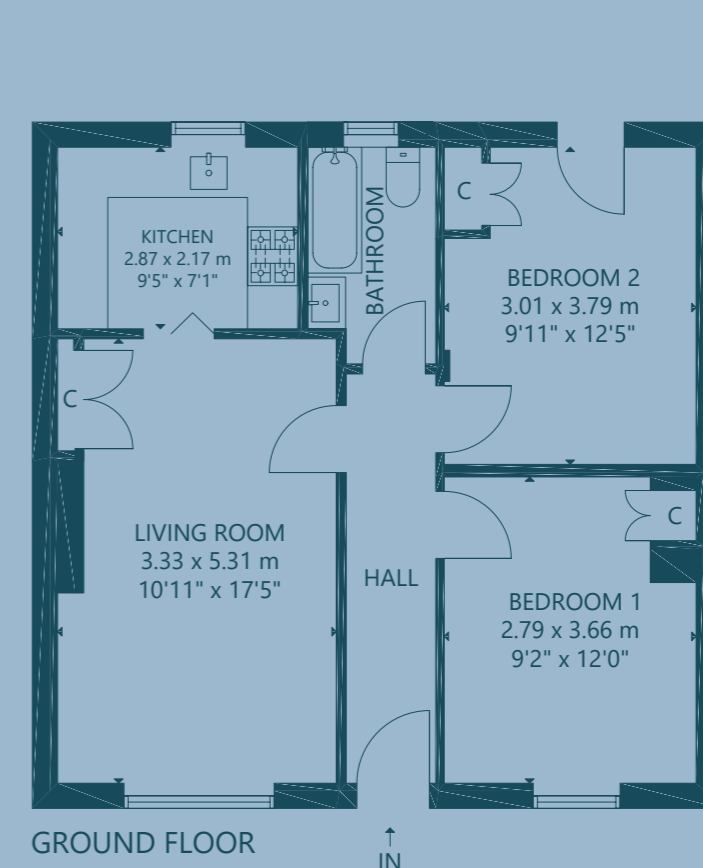
opportunities on the doorstep. It is perfectly positioned for Leith including Ocean Terminal with its gym, well-known retailers, restaurants and multiplex cinema. Morrisons on Portobello Road is just over ten-minutes' walk.

Well regarded schooling includes Leith Academy and private school options are easily reached. Craightinny Primary School and Craightinny Early Years Centre are just across the road, only a short walk away.

Regular bus services take you from Loganlea Drive to the city centre in under 25 minutes and the City Bypass and motorway networks are within quick access.



FLOOR PLAN:



11 Loganlea Drive, Craightinny, Edinburgh, EH7 6LS

Approx. Gross Internal Area

631 Sq Ft - 59 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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