



27/6 Loaning Crescent
EDINBURGH, EH7 6JR



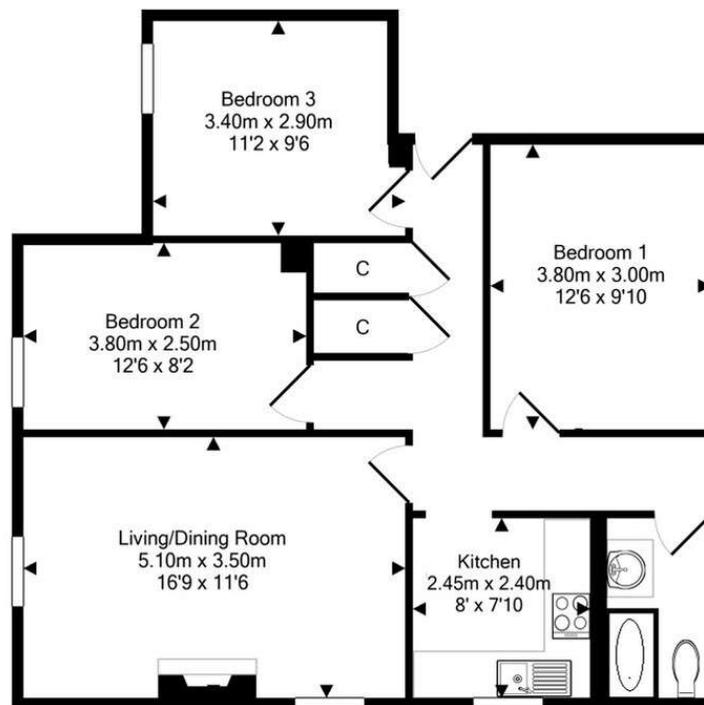
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Craigentiny is a popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Sainsbury's supermarket and other shops can be found at the nearby Meadowbank retail park. Within easy reach there is a Morrisons Superstore, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

DESCRIPTION

27/6 Loaning Crescent is a bright and spacious, three bedroom top floor flat with beautiful views of Arthurs seat. Situated in a popular residential area the accommodation, which would benefit from modernisation, comprises: welcoming entrance hallway with two cupboards off; living room with dual aspect windows allowing natural daylight to flood in; kitchen; double bedroom 1; double bedroom 2; double bedroom 3 and bathroom. Further benefits include: gas central heating; double glazing; private garden laid to lawn; well-maintained communal stairwell; unrestricted street parking; excellent local amenities and good transport links. The energy efficiency rating for this property is band D. It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



229 Portobello High Street,
Edinburgh, EH15 2AN
T: 0131 669 2121
Fraser Falconer - 07825 951348

84 High Street,
Musselburgh, EH21 7BX
T: 0131 665 8080
admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents. Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565