



**94/8 Inchview Terrace**  
Edinburgh, EH7 6TF

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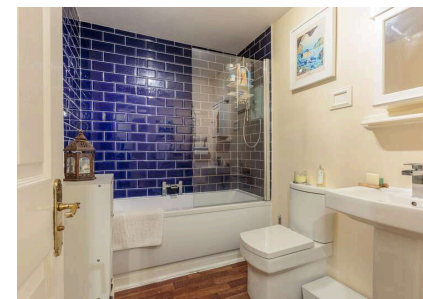
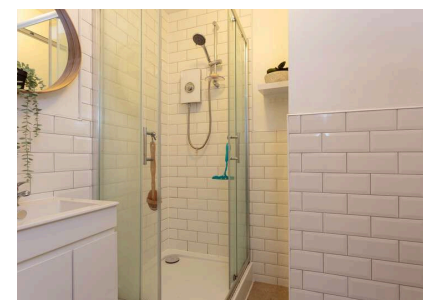
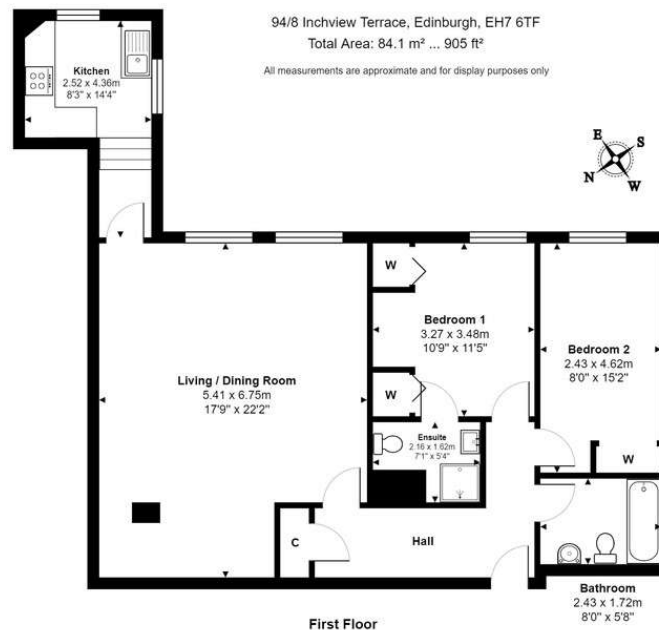
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

Craigentinny is an extremely 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, Sailing & Kayak Club 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.

## DESCRIPTION

94/8 Inchview Terrace is an impressive, two bedroom first floor flat forming part of an exclusive residential development, set within the former Ramsay Technical Institute and situated a short walk from Portobello Beach, Promenade and High Street. Entered through a well-maintained communal stair, via a secure door entry system with lift access, the accommodation comprises: entrance hall with cupboard off; well-proportioned living / dining room with twin windows allowing natural daylight to flood in and raised section; kitchen with dual aspect windows; double bedroom 1 with built-in wardrobes and en-suite shower room off; double bedroom 2 with built-in wardrobe and contemporary bathroom with mains operated shower over bath. Further benefits include: electric heating; double glazing; private residents car park with one allocated space and additional visitor spaces; excellent local amenities and great transport links. EPC Rating Band E. It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



**A ANNAN**  
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