



boyd property

Flat 3, 41 Loganlea Avenue
EDINBURGH | EH7 6NZ

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Description

A bright, generous 2-bedroom first floor flat located in the popular Craightinny area which lies to the east of Edinburgh. The property offers excellent potential to become an excellent starter home and would now benefit from some general cosmetic upgrading. The accommodation briefly comprises of entrance hallway, living room, kitchen, two double bedrooms and bathroom with mains shower over the bath. The flat also benefits from gas central heating, double glazing, unrestricted on-street parking, a section of private garden to rear and communal drying green.

Location

Craightinny is a popular residential area of Edinburgh, which lies to the east of the City Centre. Adjoining Portobello offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. Leith and Ocean Terminal, which has a multiplex cinema and a great variety of shops, are just a short bus or car journey away, as is Meadowbank Retail Park. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Extras

All fitted floor coverings, integrated kitchen appliances, washing machine and garden shed. It should be noted that no warranties or guarantees will be given for this property it is being sold as seen.

Price & Viewing

For price and viewing information contact Agents.



Features

- Entrance hallway
- Living room
- Kitchen
- 2 Bedrooms
- Bathroom with shower
- Double glazing
- Gas central heating
- Private rear garden
- Communal drying green
- Unrestricted on street parking

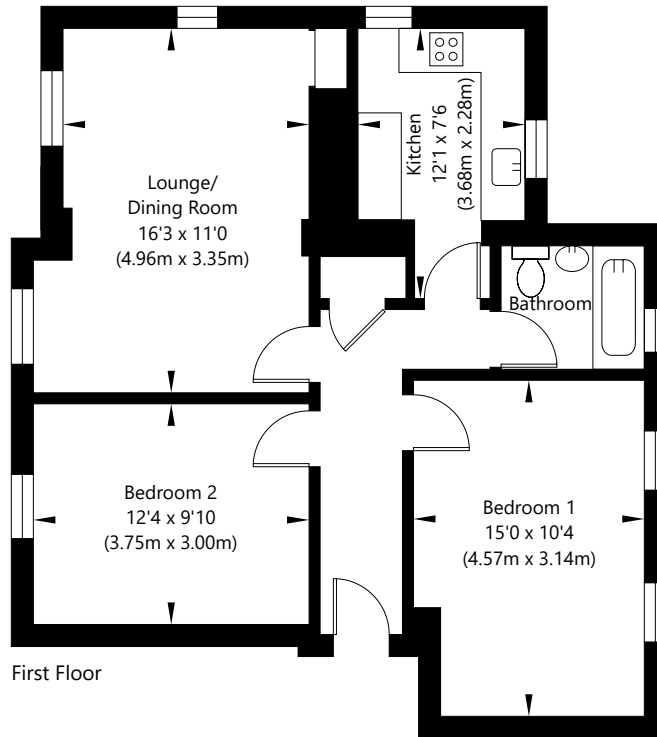


A bright, generous 2-bedroom first floor flat located in the popular Craightinny area.





Not to scale. For identification only.
Approx. Internal Area 63.5 Sq M / 683 Sq Ft.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.