



**boyd** property

52/3 Moira Terrace,  
EDINBURGH | EH7 6RY

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## Description

Boyd Property are delighted to present to the market this beautiful, light and spacious first floor flat, set within the popular location of Craigentenny, forming part of an established development. The property is offered to the market in excellent order throughout and the accommodation briefly comprises a welcoming l-shaped entrance hallway, a lovely light and spacious lounge/dining room, with dedicated spaces for relaxing and entertaining, a modern kitchen, fitted with stylish quality base and wall mounted units with complementary worktop surfaces with integrated double oven with microwave incorporated, an induction hob and hood. There are two good sized bedrooms, that provide a tranquil retreat and come complete with fitted storage space. The bathroom fitted with a contemporary white three-piece suite with glass screen and mains operated shower over the bath. Further benefits include electric wet heating, double glazing, good storage facilities, a well-maintained communal garden and residents parking facilities. This property will make a lovely home and viewing is highly recommended.

## Factoring

The development is factored by Myreside Management and a quarterly factoring fee of approximately £215 which includes the upkeep of the communal areas and block buildings insurance.

## Location

Craigentenny is a residential suburb, less than three miles north-east of Edinburgh's City Centre. The award-winning beach and promenade of Portobello are within walking distance. With a variety of cafés, restaurants, and bars including The Beach House, Miro's, and Crumbs of Portobello it offers fantastic dining choices as well as picturesque walks, cycles, and sea swimming. The historic Victorian swimming baths with gym is ideal for further fitness pursuits as are the five-a-side football pitches. Portobello also boasts lovely public parks to enjoy, and scenic Holyrood Park and Arthur's Seat are a twentyminute walk. Craigentenny Golf Course is walkable or less than a five-minute drive and the new state-of-the-art Meadowbank Sports Centre has a gym and fitness classes. Daily shopping needs are met by the array of retailers on Portobello High Street as well as an ALDI and Morrisons within walking distance. A 24hr ASDA is a short drive as is Meadowbank Retail Park which features a Sainsbury's supermarket and other retailers. Well-regarded schooling includes The Royal High Primary School and Portobello High School, and private school options are easily reached. Regular bus services take you quickly to the City Centre and Edinburgh Waverley Train Station, and there is swift access to the City Bypass.

## Extras

All fitted floor coverings and integrated appliances in the kitchen.

## Price & Viewing

For price and viewing information contact Agents.



## Features

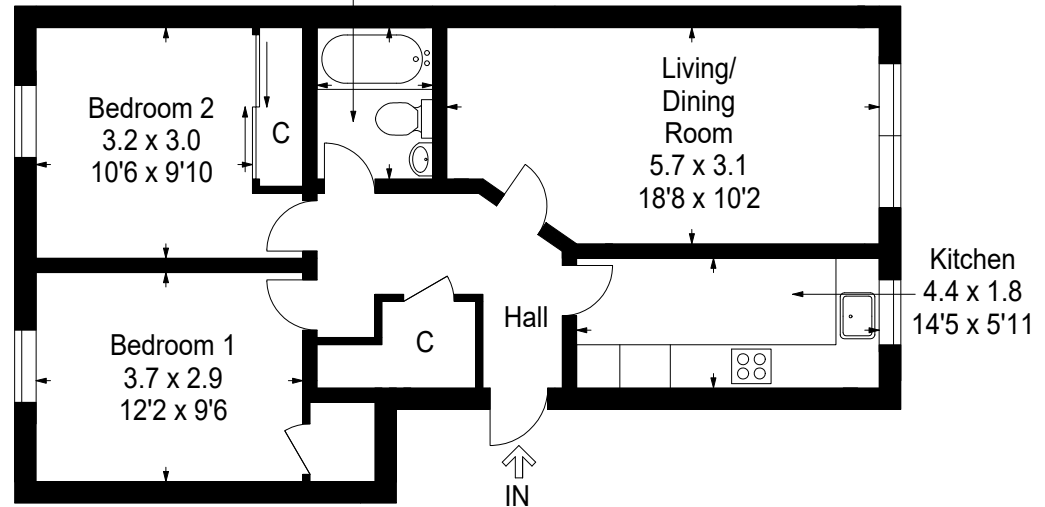
- Entrance hallway
- Lounge/Dining room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Double glazing
- Electric wet heating
- Good storage facilities
- Communal garden
- Residents parking

“A beautiful, light and spacious 2-bedroom first floor flat, set within the popular location of Craigentenny, forming part of an established development.”





Bathroom  
2.2 x 1.9  
7'3 x 6'3



Approximate Internal Floor Area 700 Sq Ft / 65 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

1 Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466



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.