










Offers Over
£140,000

1/5 Loganlea Gardens

Craigentinny | Edinburgh | EH7 6LJ

This spacious top floor flat forms part of a well-kept purpose-built block, located on an established residential development, in the popular Craigentinny area of Edinburgh. The property would undoubtedly appeal to first time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

As you enter the property, you are greeted by a welcoming hallway equipped with storage cupboard and a secure entry system for added peace of mind. The reception room is a highlight, featuring a dual aspect that allows plenty of natural light to flow in from both the front and side windows. This room is spacious enough to accommodate a dining table and is enhanced by a fireplace. The kitchen is well-appointed with fitted wall and base units, providing plenty of storage and worktop space. Tiling in the splash areas adds a practical touch. The kitchen comes with an integrated oven, hob, and hood, and there is also space for other freestanding white goods. The principal bedroom is generously sized and features dual windows facing the front aspect, allowing for plenty of natural light. It also boasts a range of built-in wardrobes and storage solutions. The second bedroom, while slightly smaller, is still a comfortable double and benefits from its own built-in wardrobes, offering excellent storage options. The bathroom is fitted with a three-piece suite, including an electric shower over the bath.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Ample on street parking is available for residents and visitors with access to a well tended communal garden to the rear

Viewing

Please contact Neilsons on 0131 625 2222.



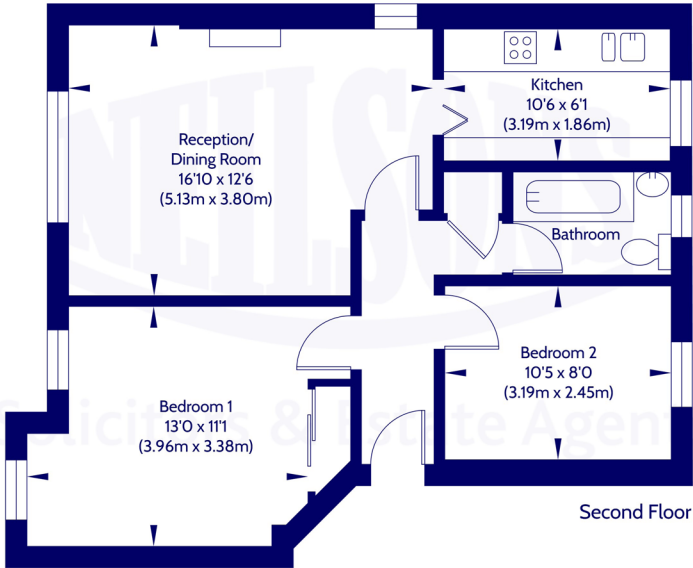


Location

Craigentiny is a popular residential area located to the east of Edinburgh. There are good local shopping facilities, schooling for all ages, and regular bus services provide access to most parts of the city. A large Morrisons supermarket is a short walk away. Close by is Meadowbank Retail Park and the shops of Portobello High Street, while a little further afield is Asda at The Jewel and Fort Kinnaird with its selection of high street stores. Portobello beach and promenade is also within easy walking distance. Access to Edinburgh City Centre is found on all the major bus routes, with Ocean Terminal and the fashionable Shore area of Edinburgh also within easy reach.



Approx. Gross Internal Floor Area 56.55 Sq M / 609 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

