



5/2 Loganlea Terrace

Craightinny, Edinburgh, EH7 6NU

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Offering an ideally proportioned home for first-time buyers, professionals, couples, young families, downsizers, and rental investors alike, this recently decorated and newly carpeted ground-floor flat forms part of an established development and offers two bedrooms, a spacious reception room, a kitchen, and a bathroom. The flat is situated in Craigentenny and is located close to excellent amenities and is just over two miles from the heart of the capital.

A secure shared entrance and vestibule leads to the flat's front door, where a bright hallway welcomes you into the property. Following the hall along to the end, you reach a reception room, where space is provided for configurations of lounge and dining furniture, all arranged around a gas fire set against a feature wall. The room is filled with sunny natural light through twin southeast-facing windows. The kitchen is conveniently connected to the living and dining room and is fitted with classically styled white wall and base cabinets, spacious worktops, and splashback tiling. Integrated appliances comprise an oven, a hob, an extractor fan, and a washing machine, whilst an undercounter fridge and freezer are included.



Features

- Ground-floor flat in Craigentenny
- Fresh décor and newly fitted carpets
- Secure shared entrance
- Welcoming hallway
- Southeast-facing living/dining room
- Bright fitted kitchen
- Two well-proportioned double bedrooms
- Three-piece bathroom
- Private front garden
- Access to a shared rear garden
- Unrestricted on-street parking
- Gas central heating
- EPC Rating - D





“Ground-floor flat in Craigentenny with a southeast-facing living/ dining room and a bright fitted kitchen”







The flat accommodates two double bedrooms, both neutrally decorated and fitted with plush carpets for optimum comfort underfoot. One of the bedrooms enjoys the same sunny aspect as the reception room, whilst the other overlooks the rear garden. Finally, a bathroom completes the accommodation on offer and comprises a bath with a shower attachment, a pedestal basin, and a WC. The home is kept warm by a gas central heating system.

Externally, the flat is accompanied by a private front garden and enjoys access to a shared garden. Unrestricted on-street parking can be found on Loganlea Terrace.

Extras: All fitted floor coverings, light fittings, and kitchen appliances will be included in the sale.

Craightinny

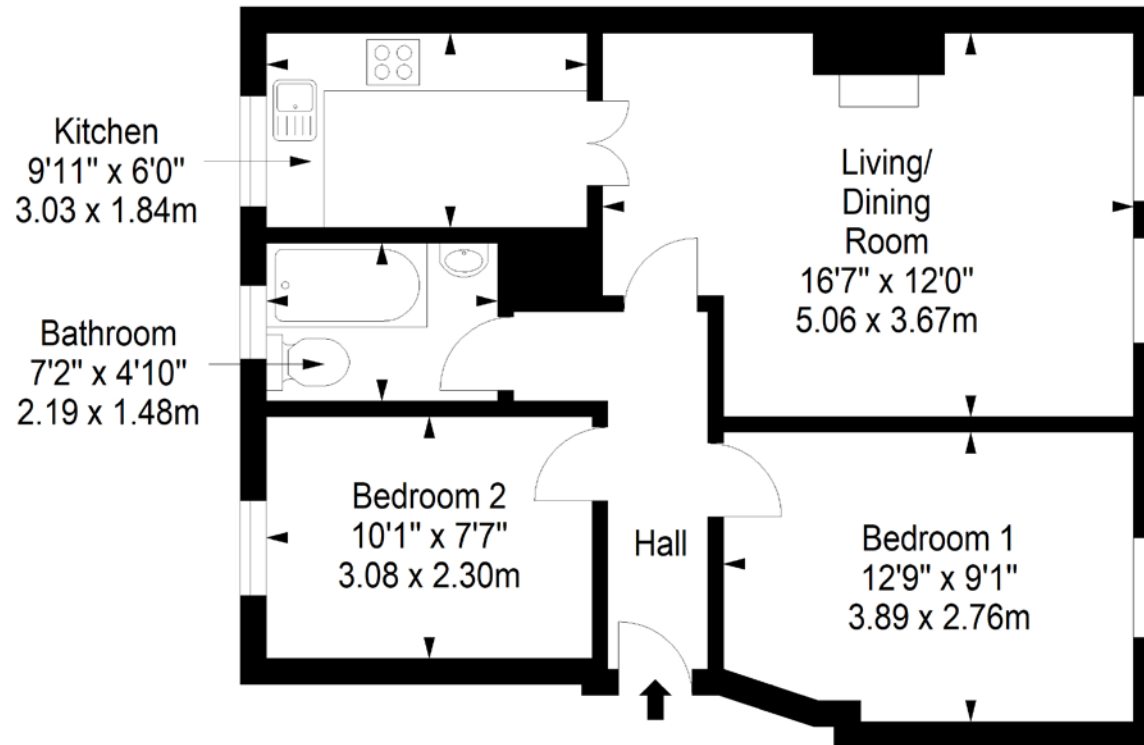
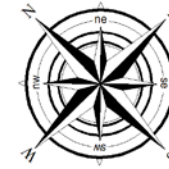
Lying north-east of Edinburgh, the suburb of Craightinny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much-loved sandy seafront. The area is in easy reach of numerous well-stocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craightinny Golf Course will no doubt appeal to golf enthusiasts. Craightinny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.





Floorplan

Ground Floor
Approx. 51.1 sq. metres (550.1 sq. feet)



Total area: approx. 51.1 sq. metres (550.1 sq. feet)

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