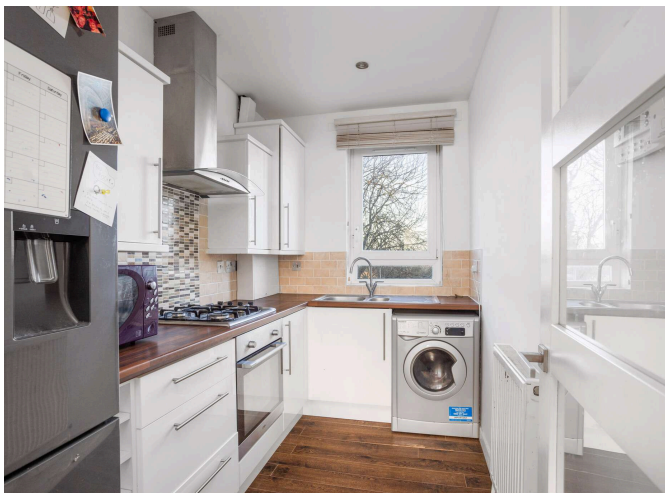


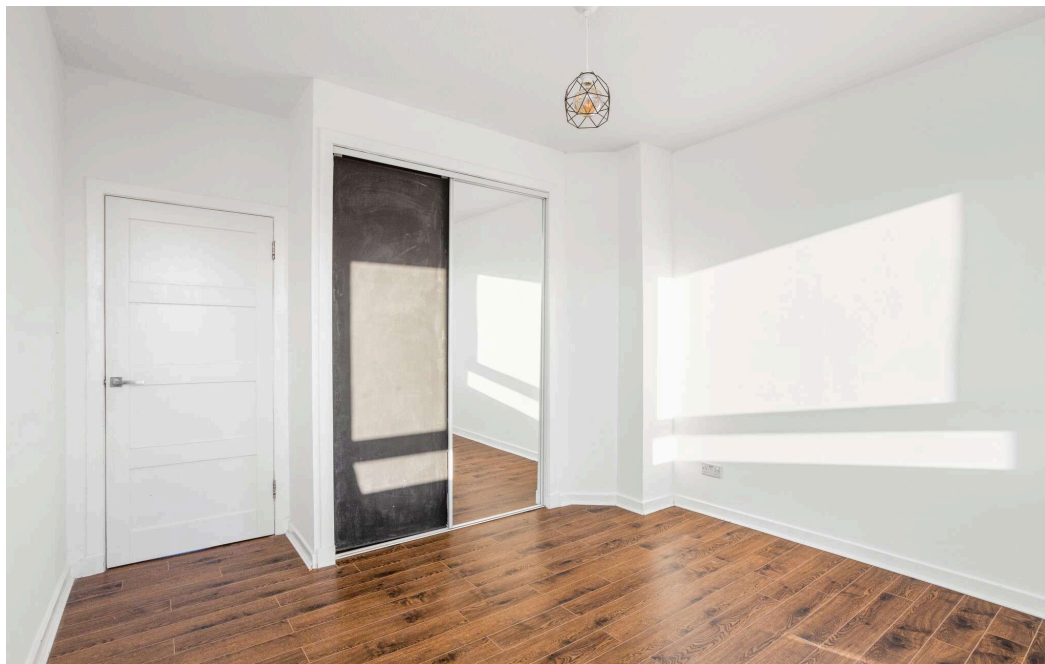
**9/5 Loganlea Road**  
**Edinburgh, EH7 6NN**

**A**

# *"9/5 Loganlea Road is a well-presented two-bedroom flat located on the second floor in the desirable area of Craigentenny"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





## 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. Within easy reach there is a Morrisons Superstore, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

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 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.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



## DESCRIPTION

Loganlea Road is a well-presented two-bedroom flat located on the second floor in the desirable area of Craigentinny. In excellent condition throughout, this property is an ideal choice for first-time buyers or investors looking for a buy-to-let opportunity. The accommodation includes: welcoming hallway; bright and spacious living room; kitchen with a good range of base and wall-mounted units, complemented by a tiled splash-back; double bedroom 1 with a fitted wardrobe; double bedroom 2; and a fully tiled family shower room with a mains-fed shower which completes the accommodation on offer. Additional benefits include gas central heating, full double glazing, a private section of the garden and a shared drying green. There is ample free on-street parking available for both residents and visitors.

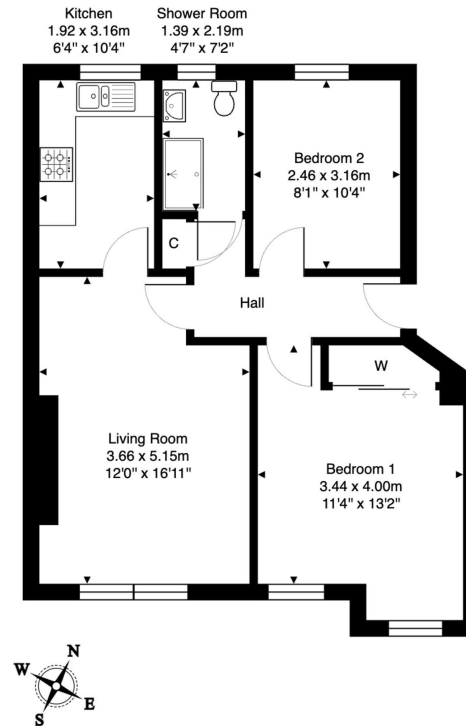
## EPC RATING

The energy efficiency rating for this property is band C.

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.



9/5 Loganlea Road, Edinburgh, EH7 6NN



Total Area: 56.0 m<sup>2</sup> ... 603 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**A** ANNAN  
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espc

OnTheMarket

zoopla

rightmove

**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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