



80/3 Inchview Terrace
Edinburgh, EH7 6TF



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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Craightonny 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. Short distances away are Portobello 9 hole golf course and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

DESCRIPTION

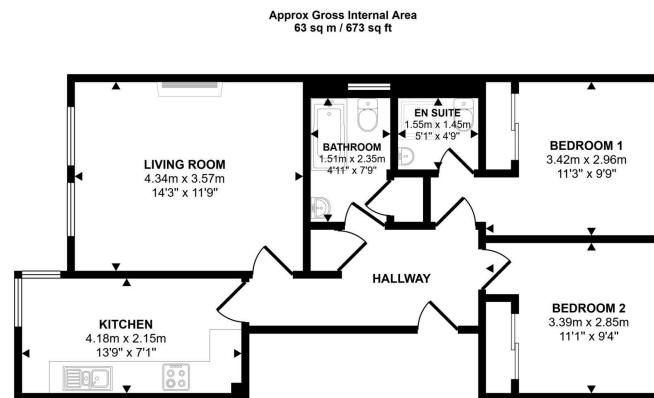
80/3 Inchview Terrace is a spacious two-bedroom first floor flat, set in a modern apartment building located in the popular district of Craightonny. Entered through a well-maintained stairwell, via a secure door entry system, the accommodation comprises: welcoming entrance hallway with cupboard off; bright and well-proportioned living room; good sized dining kitchen with integrated electric hob and oven and dual aspect windows; double bedroom 1 with built-in mirrored wardrobe and ensuite shower room off; double bedroom 2 with built-in mirrored wardrobe and bathroom with handheld shower attachment.

Further benefits include: Fischer electric heating; double glazing; views of Arthurs Seat; allocated parking space; excellent local amenities and great transport links.

The energy efficiency rating for this property is band C

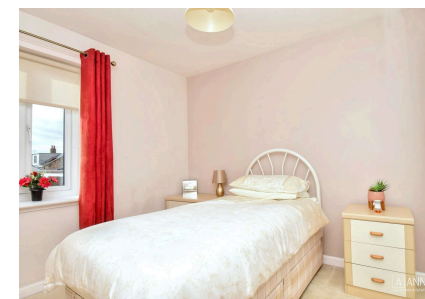
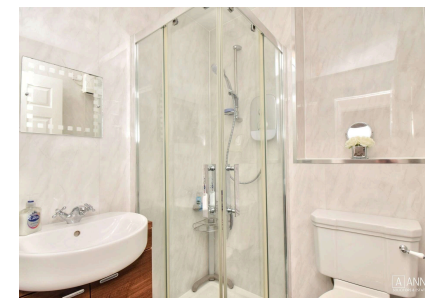
COUNCIL TAX

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



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk

espc

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