



# 51/2 LOGANLEA DRIVE,

Craightinny, Edinburgh, EH7 6LQ



1

Public Room



2

Bedrooms



1

Bathroom





## 51/2 LOGANLEA DRIVE

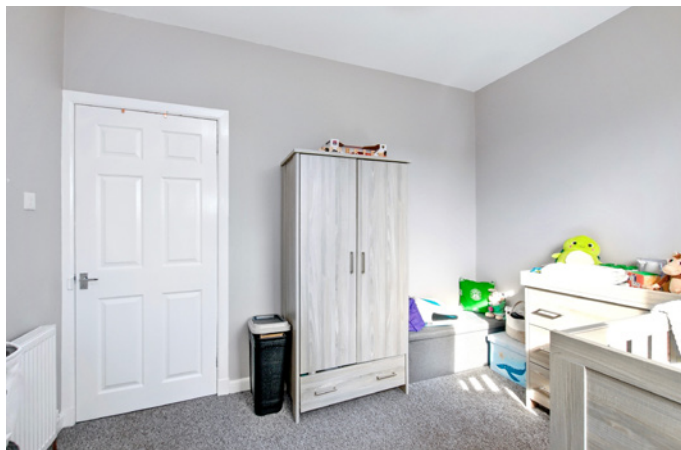
Offering a modern and well-presented city home in Craightinny, this upper flat accommodates two double bedrooms, a good-sized reception room, a kitchen, and a bathroom, and it is sure to appeal to first-time buyers, professionals, couples, young families, and rental investors. The flat is situated within an established residential area and is ideally situated for easy access to a wealth of amenities. These include shops (Meadowbank Shopping Park is just a mile away and easily reached by foot or road), primary and secondary schools, sports and leisure facilities (state-of-the-art Meadowbank Sports Centre is just over half a mile away), transport links connecting across the city, and open spaces, including Lochend Park and Holyrood Park.











**D**  
EPC  
RATING

**C**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Upper flat in Craigminty
- Well-presented, modern interiors
- Secure shared entrance, stairwell, and hallway
- Spacious living/dining room
- Attractive, modern kitchen
- Two good-sized double bedrooms
- Stylish bathroom with rainfall shower-over-bath
- Private garden and access to a shared garden
- Unrestricted on-street parking









Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, and fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

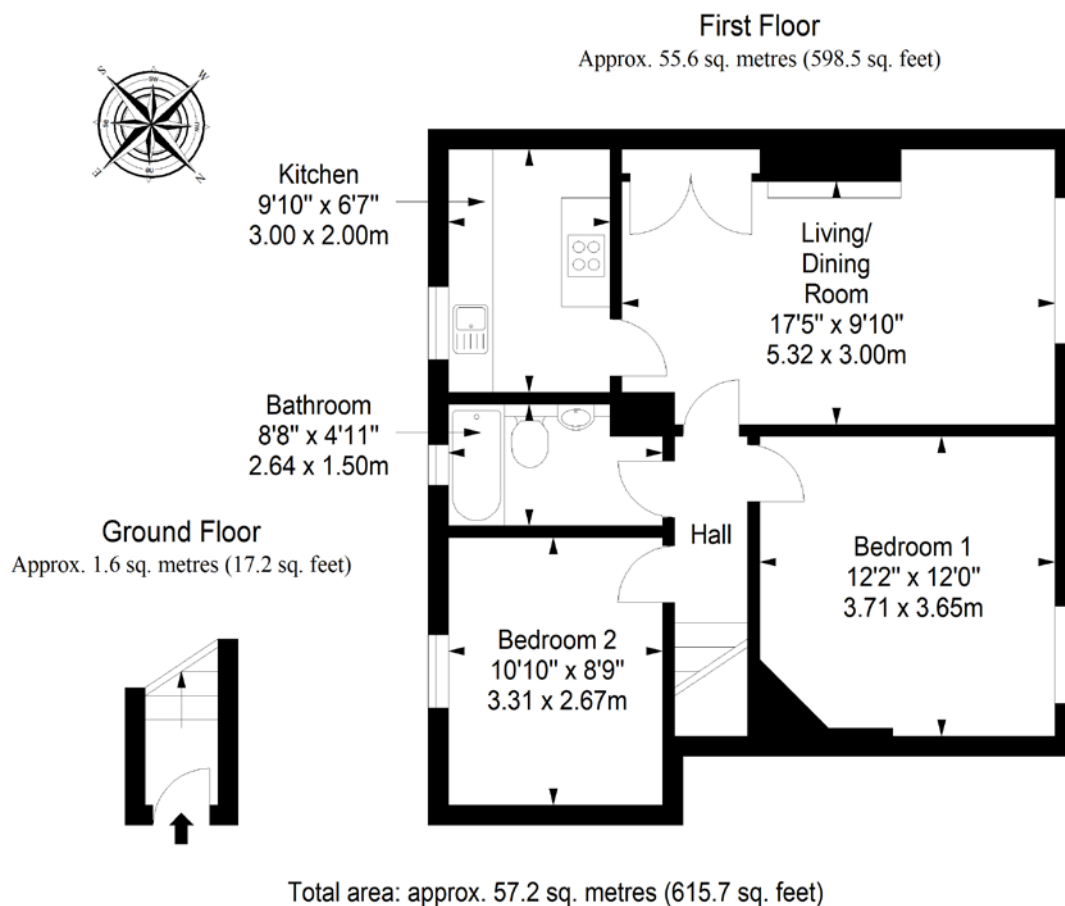






# CRAIGENTINNY, EDINBURGH

Lying north-east of Edinburgh, the suburb of Craigentinny 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 Craigentinny Golf Course will no doubt appeal to golf enthusiasts. Craigentinny 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.



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