



1/6 LOGANLEA LOAN

Craightinny, Edinburgh, EH7 6NH



1

Public Room



2

Bedrooms



1

Bathroom



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Welcome to a two-bedroom second-floor flat that features bright and airy accommodation. This charming home also enjoys crisp neutral interiors throughout, ensuring the ideal aesthetic for new buyers – one that is easy to style and just as easy to add your own touch. Elegant and inviting, it also features a fashionable kitchen and three-piece bathroom. Furthermore, the flat has the benefit of a private section of garden which is well-kept and predominantly laid to lawn. It has shared use of a communal green as well.

Part of an established development, the property also has a prime location in Craightinny. It is within easy reach of excellent amenities and transport links, and it is roughly 15 minutes from the heart of Edinburgh city centre (whether travelling by bus or car). In addition, it is just a 25 minutes' walk from the long golden sands of Portobello Beach and approximately the same distance from Holyrood Park, the home of the iconic Arthur's Seat. The property falls within the catchment area for well-regarded schools too, making it an ideal location for young families, first-time buyers, and city professionals alike.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A beautiful second-floor flat
- Situated in sought-after Craigminty
- Inspiring views to Arthur's Seat
- Secure telephone-entry system
- Welcoming entrance hall with storage
- Southeast-facing living/dining room
- Charming kitchen that is well stocked
- Double bedroom with built-in wardrobe
- Versatile second bedroom/home office
- Modern bathroom with overhead shower
- Private and communal garden areas







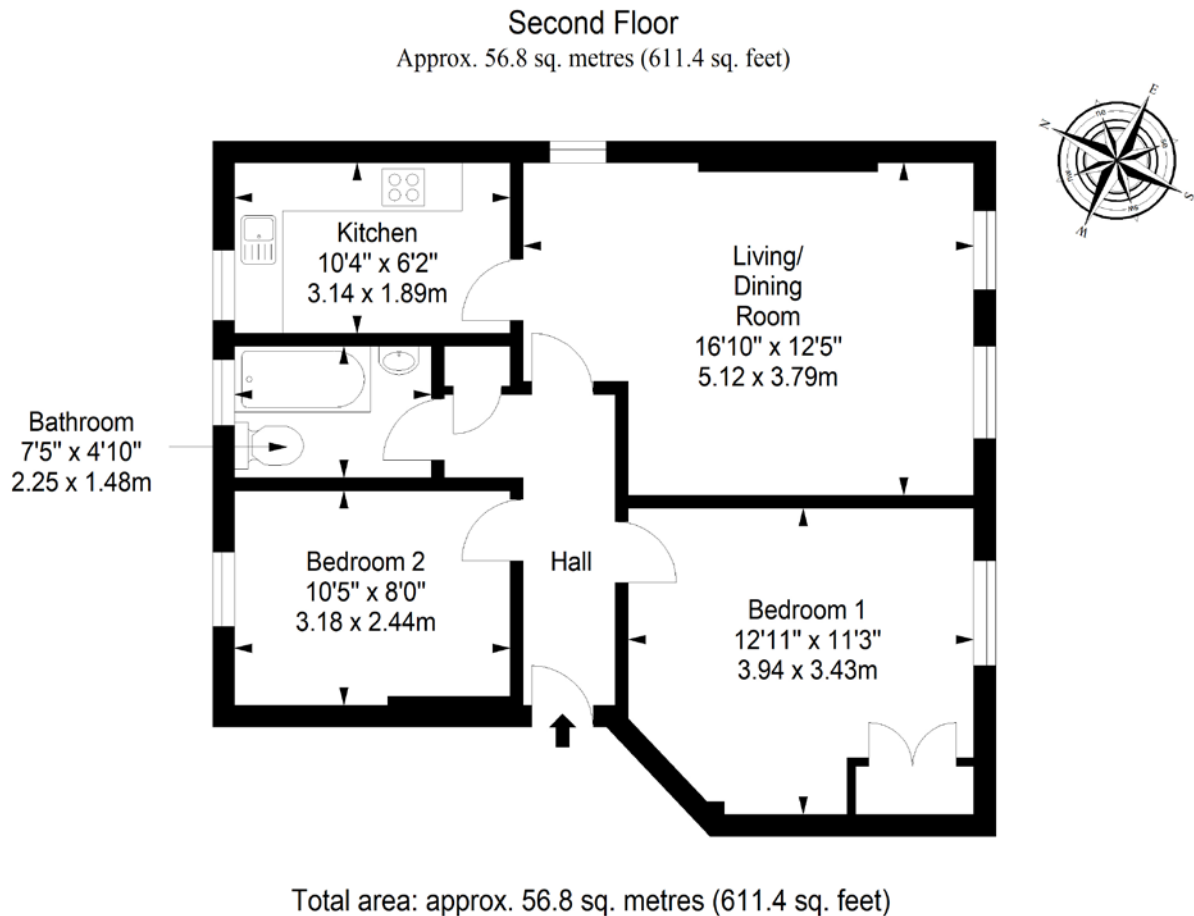


Extras: an electric cooker, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



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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