



18 Loganlea Road  
Edinburgh, EH7 6NW

**deans**   
Solicitors & Estate Agents LLP



## GROUND FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens & Communal Rear Garden
- Off-Street Parking
- EPC Rating- C





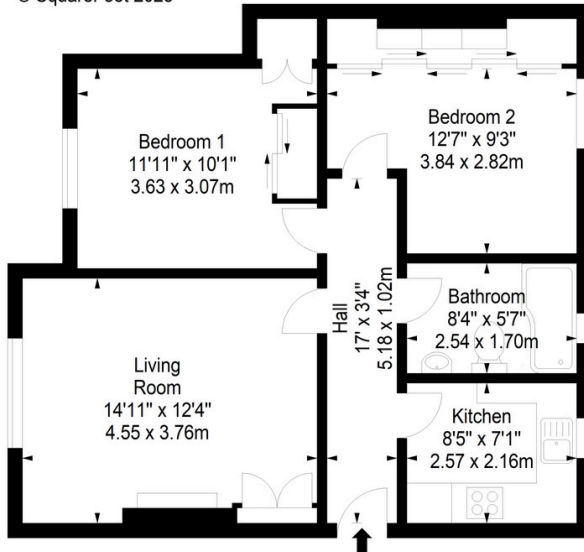
Nestled in a quiet and popular residential area of Craighton, to the east of Edinburgh city centre, this bright and spacious ground floor flat offers stylish accommodation in true move-in condition, ideal for first-time buyers, young professionals, or buy-to-let investors. The area benefits from a good selection of local amenities, including a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Shopping Park, and Fort Kinnaird Retail Park just a short drive away. Excellent transport links provide quick and convenient access to the city centre and surrounding areas. The accommodation comprises an entrance hall, a generous and bright living room with ample space for dining, a modern kitchen with a good range of units and worktop space, two well-sized double bedrooms, and a contemporary bathroom with a white three-piece suite. Additional benefits include gas central heating, double glazing, a private front and side garden perfect for outdoor seating, and access to a communal rear garden. Included in the sale are fitted floor coverings along with all integrated appliances in the kitchen. All appliances are sold as seen with no warranty provided.



Loganlea Road,  
Edinburgh,  
Midlothian, EH7 6NW



Approx. Gross Internal Area  
642 Sq Ft - 59.64 Sq M  
For identification only. Not to scale.  
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

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