



2 Logie Green Loan, Edinburgh, EH7 4HA

Attractive two-bedroom semi-detached villa with south-facing garden, driveway and garage

URQUHARTS
EDINBURGH



DESCRIPTION

2 Logie Green Loan is a attractive and spacious two-bedroom semi-detached villa with south-facing rear garden, driveway and garage situated in the popular Canonmills area. The location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas. The property offers extension potential subject to local authority consent.

Entrance hall with storage cupboard; bright bay windowed living room overlooking the front garden; spacious kitchen / dining room with modern fitted wall and base units, appliances and patio doors to the enclosed rear garden; two good-sized double bedrooms; and a shower room with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Dining room / Kitchen. Two double bedrooms. Shower room.

Gas central heating. Double glazing. Well-maintained front and rear gardens, with the rear garden mainly laid to lawn with patio area. Driveway and single car garage.

LOCATION

Logie Green Loan is situated in the highly popular Canonmills area, lying just north of the City Centre. There are excellent local facilities nearby including a Tesco supermarket, and a wide selection of shops, cafes, delis, bistros, and restaurants in nearby Broughton, Stockbridge and the city centre. For leisure and recreation facilities there is The Royal Botanic Gardens, Inverleith Park, St Marks Park, Pilrig Park and Leith Walkway & Cycle Path. The Edinburgh Playhouse Theatre and Omni Centre, with a VUE cinema and Nuffield Gym, and the new St James Quarter shopping complex providing several high street stores, cinema and restaurants are also within walking distance. Regular buses and trams run to and from the city centre and surrounding areas, and Waverley Rail Station and St Andrews Bus Station terminus are conveniently close by. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks are within easy reach. Catchment schools include Broughton Primary, St Mary's RC Primary school, Drummond Community High School and St Thomas of Aquin's RC High School.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, fitted bedroom furniture and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**

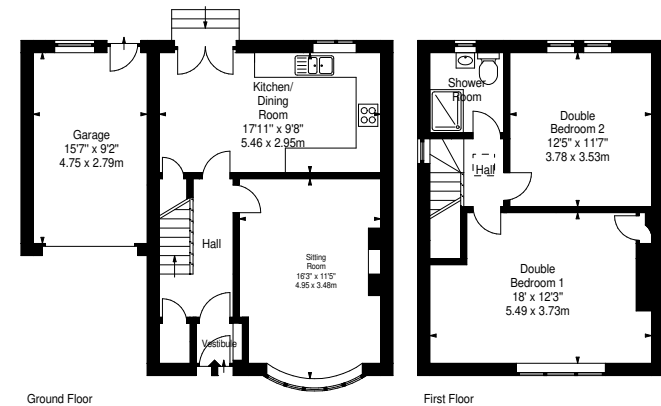
The property has an Energy Rating Category **D**
Tenure Freehold



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SquareFoot

Approx. Gross Internal Area
1070 Sq Ft - 99.40 Sq M



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.