



82/6 Inchview Terrace
Edinburgh, EH7 6TF



"82/6 Inchview Terrace is a bright and spacious three bed second floor flat set in a modern apartment building"

- ENTRANCE STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENCE PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Craightinny 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.

COUNCIL TAX

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



DESCRIPTION

82/6 Inchview Terrace is a bright and spacious three bed second floor flat set in a modern apartment building in the Craightinny area of Edinburgh and in close proximity to Portobello.

The accommodation comprises: entrance hall with cupboard off; good sized living room with multiple windows letting in a lot of natural light; kitchen with wall and base units and integrated cooker and induction hob; double bedroom one with en-suite shower room and built in wardrobe; double bedroom two with built in wardrobes; bedroom three with built in wardrobe and contemporary bathroom with mains shower over the bath.

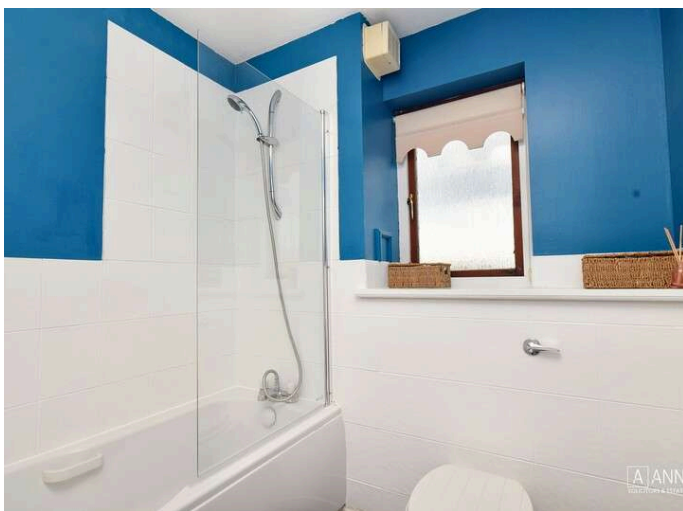
Further benefits include electric heating and double glazing. Externally the property benefits from a well-kept shared rear garden; allocated parking space with visitors' parking to the front of the building.

The property is Factored by James Gibb.

EPC RATING

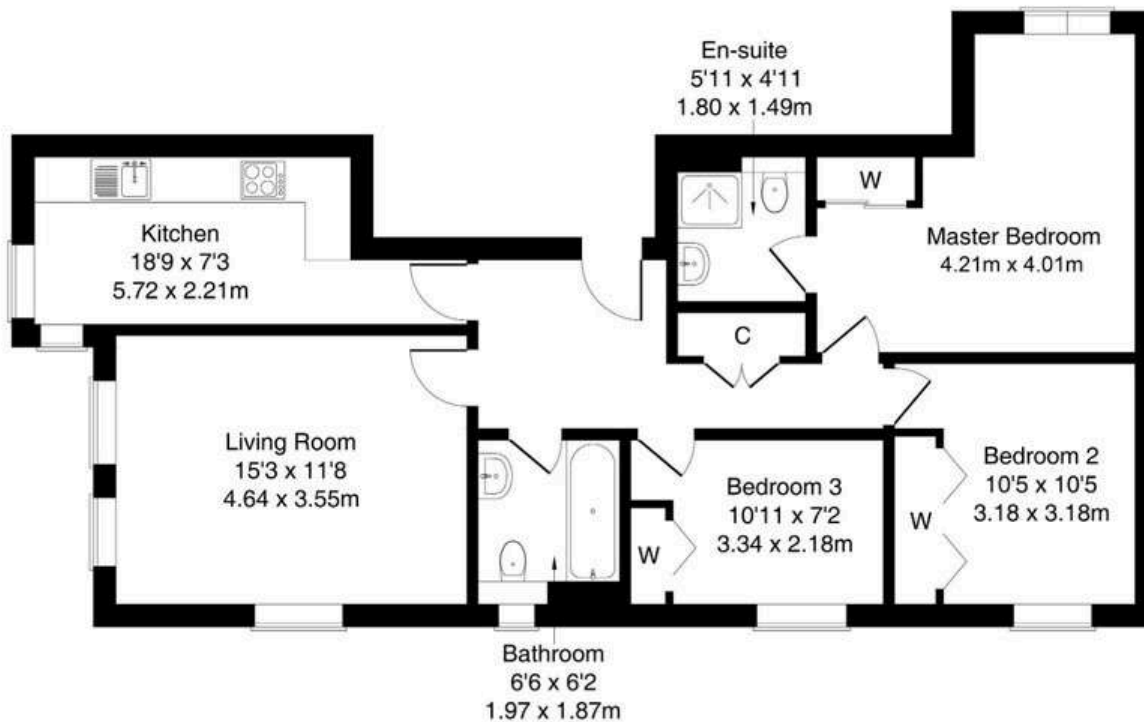
The energy efficiency rating for this property is band C

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



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Approximate Gross Internal Area: (995.66 sq ft - 92.5 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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