

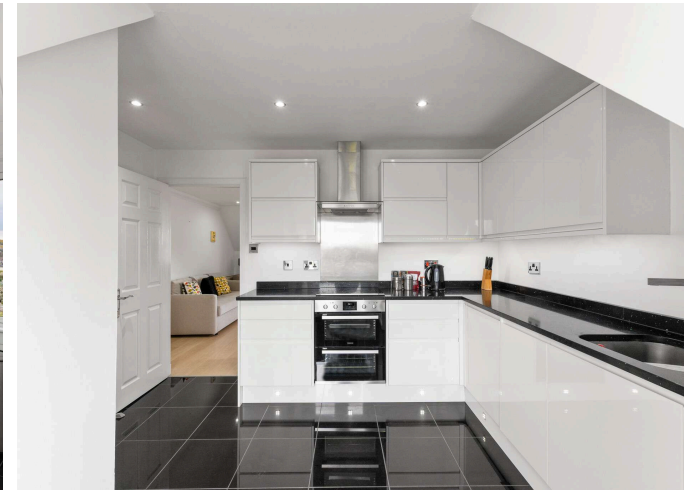


80/7 Inchview Terrace
Edinburgh, EH7 6TF

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"Inchview Terrace is an immaculately presented, bright and spacious three bedroom third floor flat with beautiful open views"

- WELL MAINTAINED STAIRWELL
- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / HOME OFFICE
- ENSUITE SHOWER ROOM
- BATHROOM
- VIEWS OF ARTHURS SEAT
- SEA VIEW
- COMMUNAL REAR GARDEN
- ALLOCATED PARKING SPACE





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

Inchview Terrace is an immaculately presented three bedroom third floor flat, forming part of a modern residential development situated in the popular district of Craightinny.

Entered through a well-maintained stair, via a secure phone entry system, the accommodation comprises: welcoming hallway with cupboard off; bright and spacious living room with space for dining table and chairs and dual aspect windows; stylish fitted kitchen with integrated appliances, base and wall mounted units and impressive views of Arthurs' Seat; generously proportioned double bedroom 1 with built-in wardrobe and ensuite shower room with window; sizeable double bedroom 2 with built-in wardrobe; double bedroom 3 which could be utilised as a home office with cupboard off and contemporary bathroom.

Further benefits include: electric heating; double glazing; manicured communal grounds; allocated parking space; excellent local amenities and great transport links.

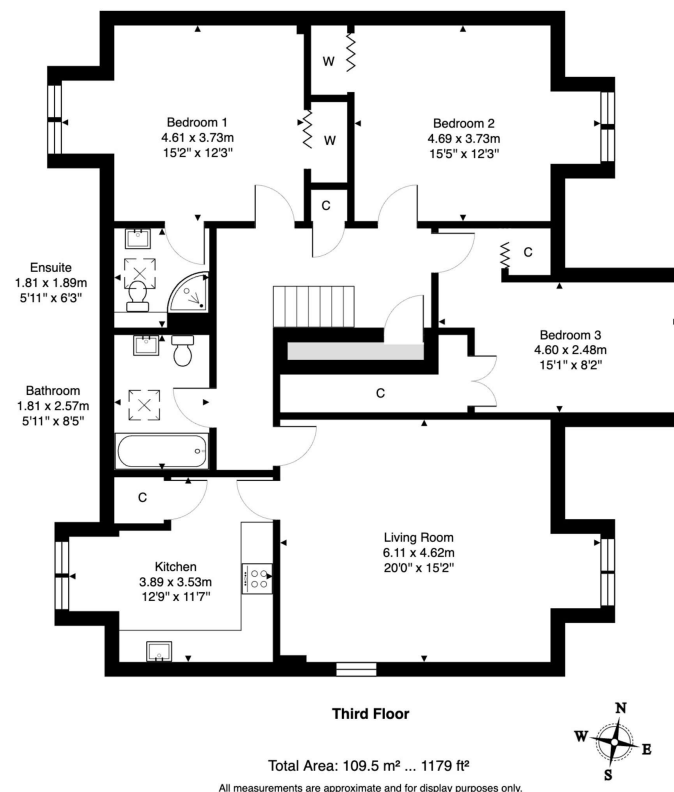
EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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