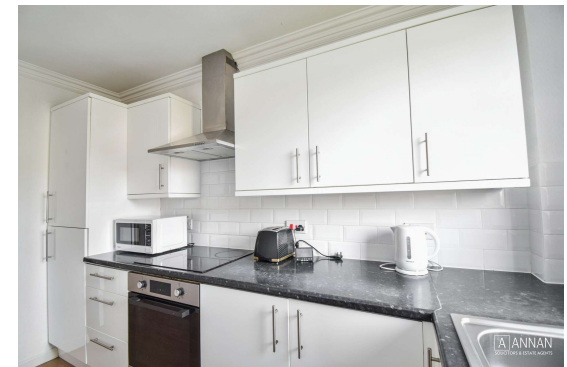




62/3 Moira Terrace
EDINBURGH, EH7 6RY

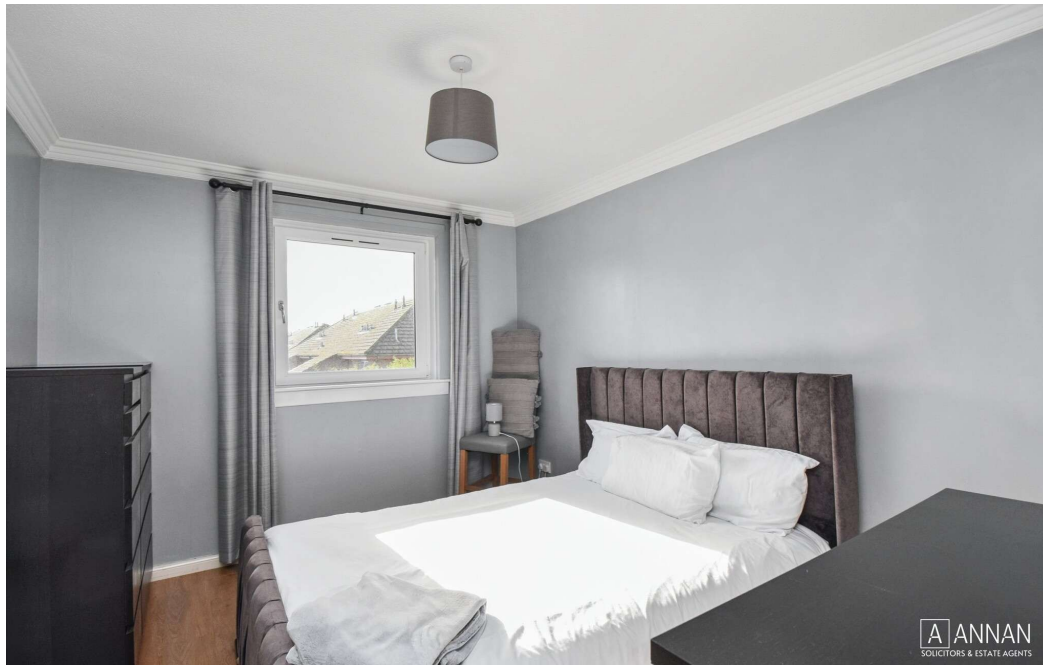


"62/3 Moira Terrace is a wonderfully presented two bedroom first floor flat forming part of an established residential development"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- COMMUNAL GARDEN GROUNDS



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LOCATION

Craigentinny 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. Brunstane and Newcraighall railway stations connects to the city centre and beyond. 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.

COUNCIL TAX

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



DESCRIPTION

62/3 Moira Terrace is a wonderfully presented two bedroom first floor flat forming part of an established residential development situated in the popular Craigentinny district. Entered through a well maintained stairwell, via a secure door entry system, the accommodation comprises: welcoming entrance hallway with two cupboards off; bright and generously proportioned living room with space for dining table and chairs; modern fitted kitchen with integrated electric hob, oven and extractor hood; spacious rear facing double bedroom 1 with build-in wardrobe; double bedroom 2 and contemporary shower room with electric shower.

Further benefits include factored development beautifully landscaped communal grounds; residents parking; short walk to Portobello High Street, Beach & Promenade.

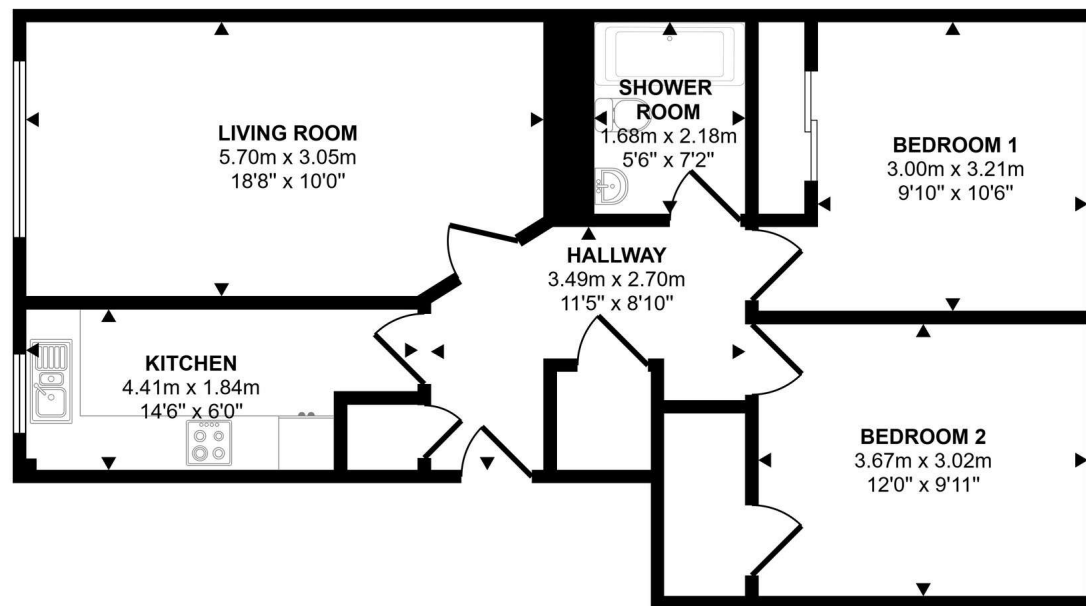
EPC RATING

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.



Approx Gross Internal Area
66 sq m / 709 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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