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Offers Over

**£170,000**

## 5B/18 Loaning Road

Craigtintny | Edinburgh | EH7 6JE

This lovely and bright top floor flat forms part of an established modern development with secure communal entrance, well tended communal garden grounds and resident's parking. Quietly positioned within the popular residential district of Craigtintny, close to excellent amenities and transport links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Lif/Stair Access
-  Permit Resident Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



## Description

In brief the lovely accommodation comprises; secure entry system, lift and stair access, welcoming entrance hallway with useful storage, light and airy reception room with beautiful views of Edinburgh skyline, stylish fitted kitchen with appliances and open views towards East Lothian and over the water, two well proportioned double bedrooms with fitted wardrobes and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and light fittings shall be included in the sale together with the gas hob, oven and washing machine.

## Parking and Communal Areas

The property has residents permit parking to the rear within a courtyard setting with additional visitors pass for parking, further on street parking is available also. Further access to a private garden space for all residents.

A factor fee is payable to James Gibb for the upkeep of the communal areas, including the garden space and buildings insurance. This is approximately £133 per month.

## Viewing

By appointment through Neilsons on 0131 625 222





## Location

Craighentigny is a popular residential area located to the east of Edinburgh. There are good local shopping facilities, schooling for all ages, and regular bus services provide access to most parts of the city. A large Morrisons supermarket is a short walk away. Close by is Meadowbank Retail Park and the shops of Portobello High Street, while a little further afield is Asda at The Jewel and Fort Kinnaird with its selection of high street stores. Portobello beach and promenade is also within easy walking distance. Access to Edinburgh City Centre is found on all the major bus routes, with Ocean Terminal and the fashionable Shore area of Edinburgh also within easy reach.

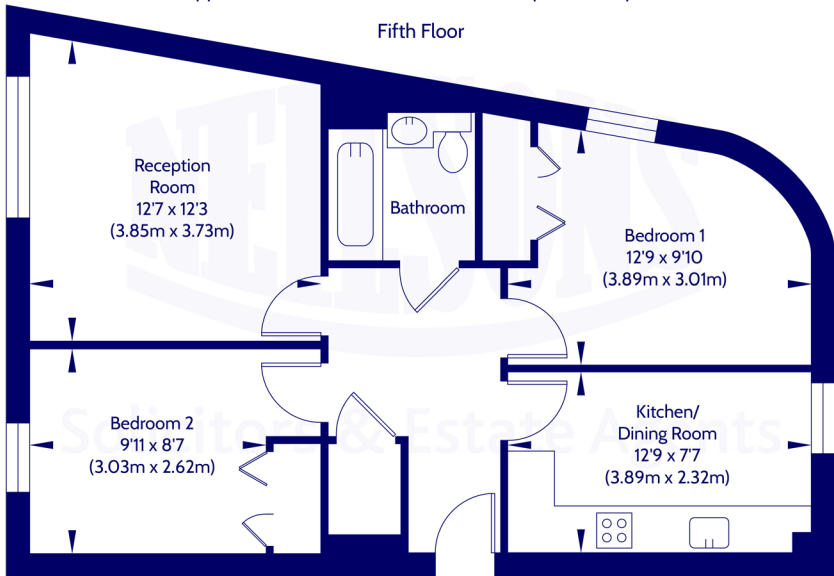






Approx. Gross Internal Floor Area 57.52 Sq M / 619 Sq Ft.

### Fifth Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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