



# Flat 1f2, 16 Loganlea Avenue

Craightinny, Edinburgh, EH7 6PA

  
**northwood**





Ideally situated within a two-mile radius of the city centre and Portobello Beach, this two-bedroom flat lies on the first floor of an established development that offers access to a communal garden and unrestricted on-street parking. The interior of the flat features a tasteful contemporary finish in understated neutral tones, which is easy to personalise, if desired. Notably, the spacious reception room and the principal bedroom benefit from a south-facing position.

Access to the flat is via a communal stairwell equipped with a secure entry system. Upon entering, you step into a welcoming hall that has oak-inspired flooring—a practical and stylish finish that extends throughout the home. At the end of the hall lies the spacious, dual-aspect reception room, which is flooded with natural sunlight throughout the day. It provides a flexible layout for lounge seating and a dining area, complemented by a large, fitted storage unit with illuminated shelving. The reception room is conveniently open to the kitchen – perfect for everyday living and socialising with guests when entertaining! The bright kitchen has been designed to complement the décor and is appointed with modern wood-toned cabinets and a matching worktop. This space accommodates a washing machine, an oven, and a gas hob with a feature chimney-style hood. There is also a tall fridge-freezer.

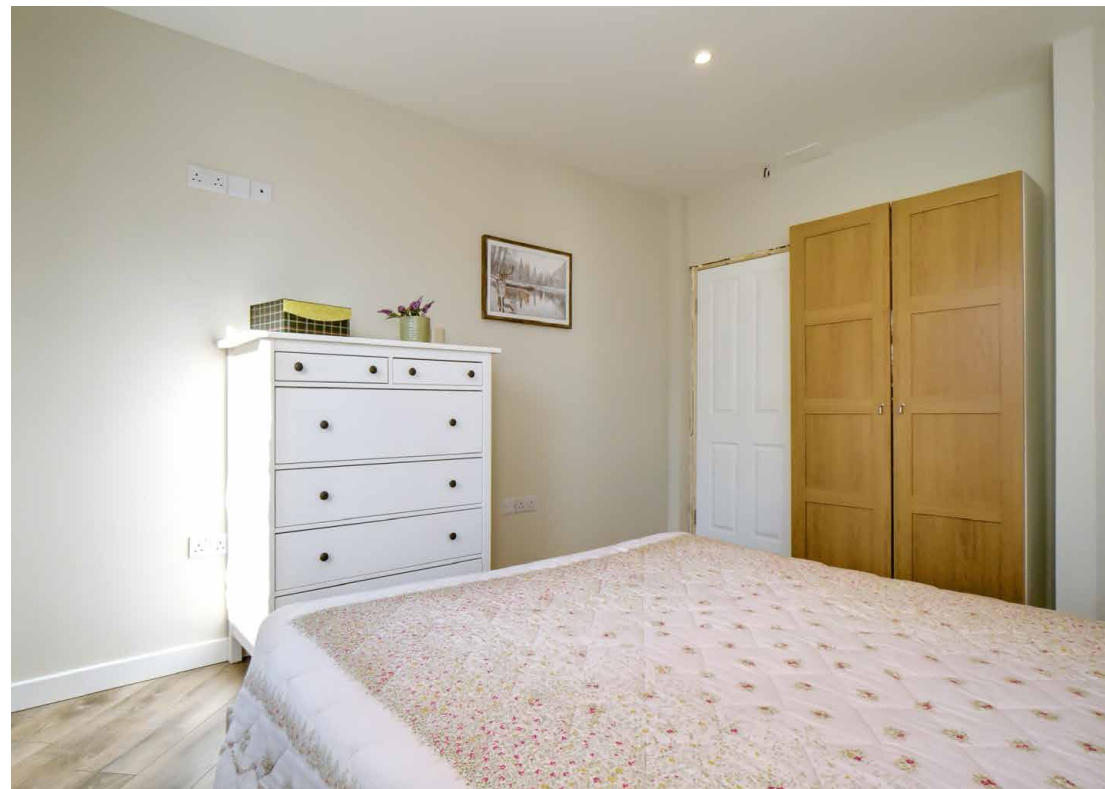
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- Convenient city location
  - Tastefully presented first-floor flat
  - Communal stairwell with a secure entry system
  - Welcoming entrance hall
  - Sunny dual-aspect living/dining room with fitted storage
  - Bright, modern kitchen open to the reception room
  - Two double bedrooms
  - Stylish shower room
  - Large communal garden
  - Unrestricted on-street parking
  - Gas central heating and double glazing
  - EPC Rating - C







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The flat includes two double bedrooms, one with a sunny aspect and the other with a quiet rear-facing position. Additionally, there is a stylishly tiled shower room with a modern WC-suite and a walk-in shower enclosure, plus a towel radiator and vanity storage. Gas central heating and full double glazing ensure a warm environment throughout the home.

Externally, residents of the development share access to a spacious garden. For convenient parking, ample unrestricted spaces are available along Loganlea Avenue.

Extras: All fittings, fixtures, fittings and white goods are included in the sale, whilst other furniture is available by separate negotiation.

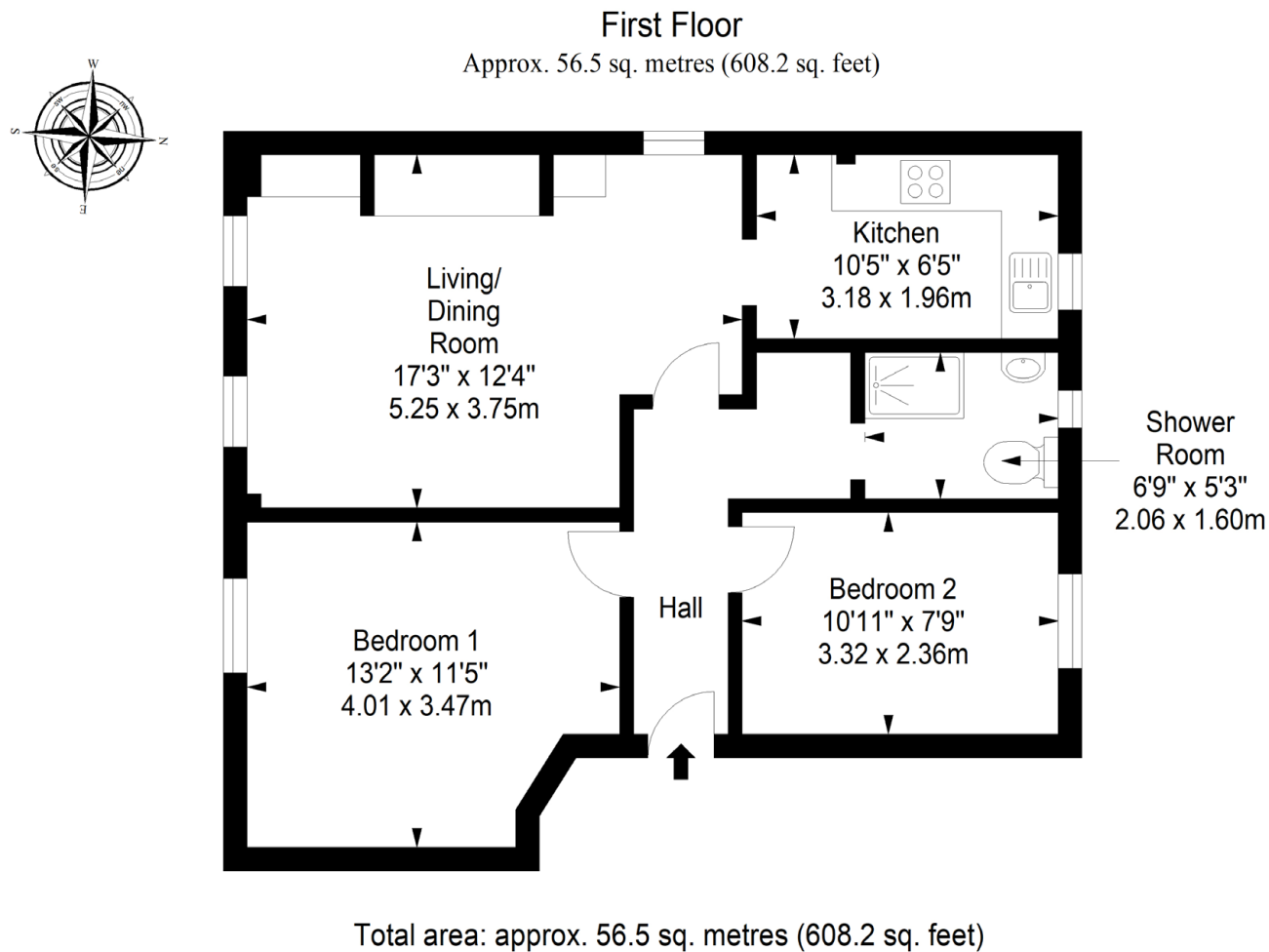




Lying north-east of Edinburgh, the suburb of Craigentinny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much-loved sandy seafront. The area is in easy reach of numerous well-stocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craigentinny Golf Course will no doubt appeal to golf enthusiasts. Craigentinny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.



# Floorplan



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