



Craigentinny

27/3 Loaning Crescent
EH7 6JR



First Floor Flat - Buzzer 3

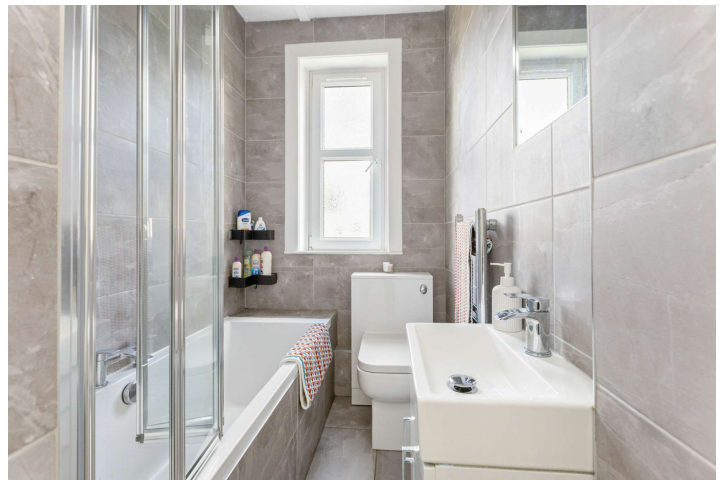
OFFERS OVER £160,000

- Hallway
- Bright living room
- Modern kitchen
- 2 double bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Unrestricted on street parking
- Excellent storage
- Private enclosed garden
- Communal rear drying green
- Lovely open outlook
- Views to Arthurs Seat



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321

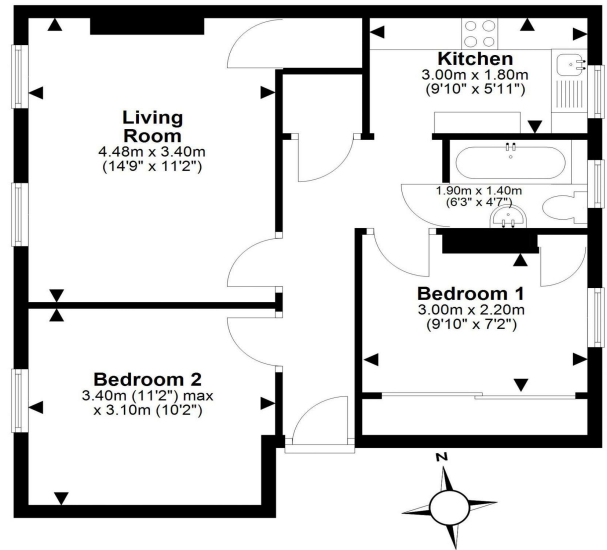






This well-presented first floor flat enjoys a sunny, open outlook and wonderful views towards Arthurs Seat. The flat is located to the east of the City Centre and is situated close to the newly refurbished Meadowbank sports stadium offering a variety of recreational activities and the nearby Meadowbank Retail Park offers a choice shopping facilities including a Sainsbury's supermarket. Craigentinny Golf Course, Leith Links and Lochend Park are also close by. Schooling at both primary and secondary level are also within easy reach.

The flat opens to a welcoming hallway with a handy built in storage cupboard and an Entryphone handset. The bright and spacious living room is situated to the front and features twin windows, electric powered fireplace, and a built-in storage cupboard. The modern kitchen is found to the rear of the flat and has base and wall units, sink unit, integrated oven with electric hob, an integrated fridge freezer, a freestanding washing machine and a breakfasting bar. To the front of the property is a well-proportioned double bedroom. An additional bedroom is situated to the rear and benefits from a large built in mirrored wardrobe. Completing the accommodation is a rear facing, fully tiled family bathroom which comprises of a WC, wash hand basin within a vanity unit, bath, overhead mains powered shower with waterfall shower head, and a heated towel



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Additional benefits include gas central heating, double glazing, private enclosed garden, access to a shared drying green, and unrestricted on street parking in the surrounding area.

EXTRAS

To include aforementioned white goods, carpets, window blinds/curtains, light fittings and fireplace in living room.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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