



Craigentinny

23/5 Loaning Crescent
EH7 6JT



Top (2nd) Floor Flat (Buzzer 5)

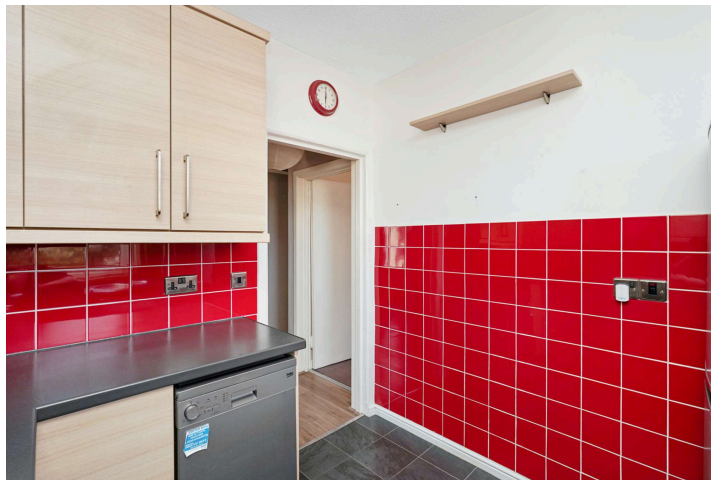
OFFERS OVER £159,000

- Hallway with storage
 - Spacious living room
 - Kitchen
 - 3 double bedrooms
 - Family bathroom
-
- Gas central heating
 - Double glazing
 - Unrestricted on street parking
 - Excellent storage
 - Communal rear garden



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



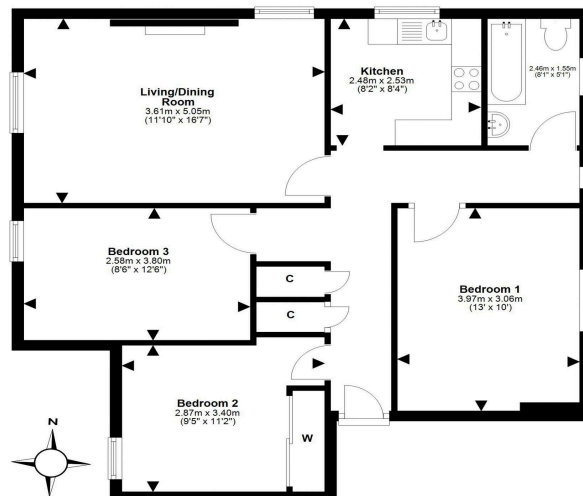






This spacious 3 bedroomed flat is located to the east of the City Centre and is situated close to the newly refurbished Meadowbank sports stadium offering a variety of recreational activities and the nearby Meadowbank Retail Park offers a choice shopping facilities including a Sainsbury's supermarket. Craigminty 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 an L-shaped hallway with 2 handy built in storage cupboards, Entryphone handset, and the rest of the flat off. The spacious dual aspect living room is situated to the front and features a fireplace within a surround. The kitchen is found to the side of the flat and has base and wall units, sink unit, integrated oven with gas hob, and a freestanding washing machine, dishwasher and fridge freezer. To the front of the property is a well-proportioned double bedroom with built in mirrored wardrobe. Another bedroom is situated to front. A double third bedroom is found to the rear. Completing the accommodation is a rear facing fully tiled family bathroom with a WC, wash hand basin, bath with overhead electric shower unit, and a mirrored medicine cabinet.



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

EXTRAS

To include aforementioned white goods, carpets, any window blinds/curtains, and light fittings. **The property will be sold as seen under the Financial Guardian and the condition of any systems of a working nature will not be warranted**

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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