



54/11 Moira Terrace  
Craigentinny, EDINBURGH, EH7 6RY





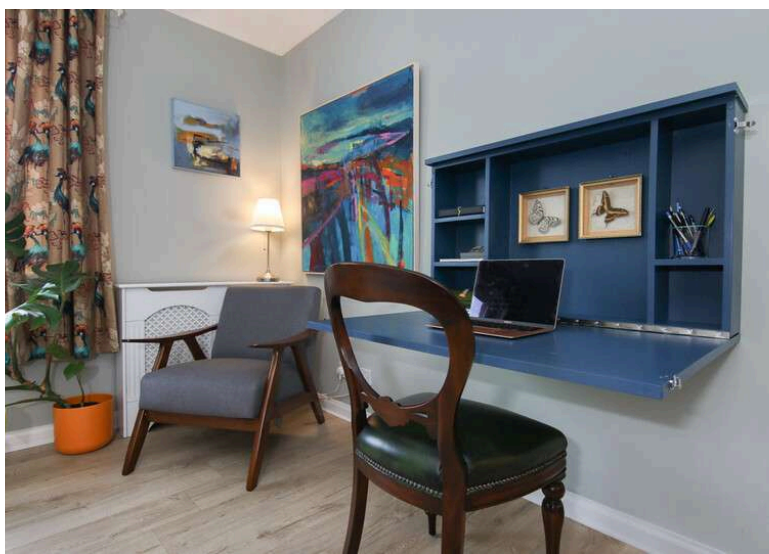
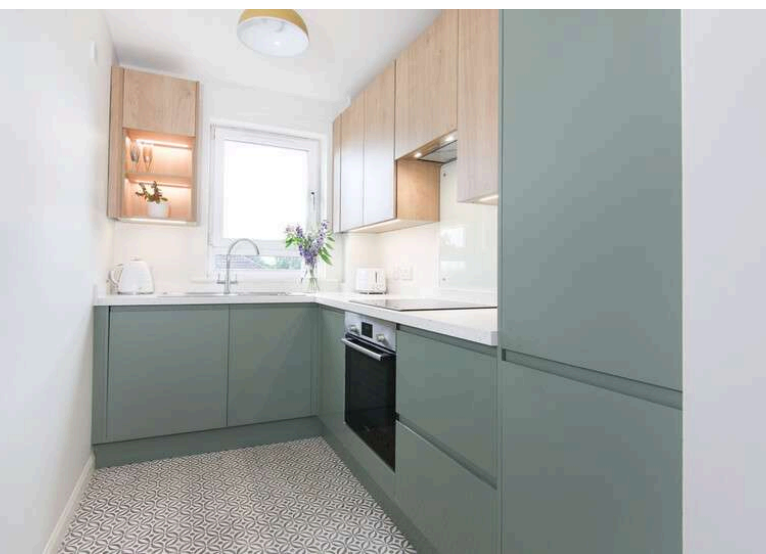


# 54/11

## Moira Terrace

Bright and sunny south facing one bed property with stunning views situated in a modern development with landscaped communal gardens and residents' parking.

- Welcoming entrance hallway with two hall cupboards
- Bright sitting room with sunny south facing aspect to the front enjoying stunning views of Arthur's Seat
- Newly fitted modern kitchen
- Double bedroom with built-in wardrobes
- Three piece suite bathroom
- Double glazing and electric heating
- Landscaped communal gardens
- Residents' parking



Offers Over: £170,000

Home Report: £175,000

EPC Rating: C

Council Tax: C

Tenure: Freehold

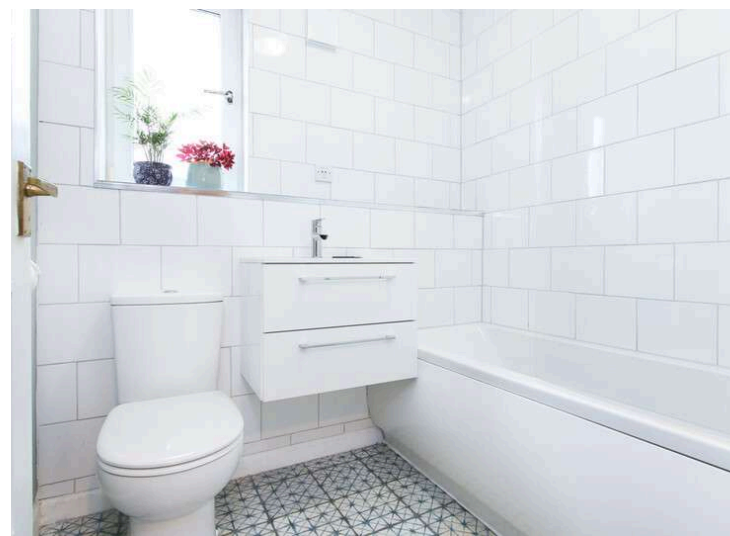
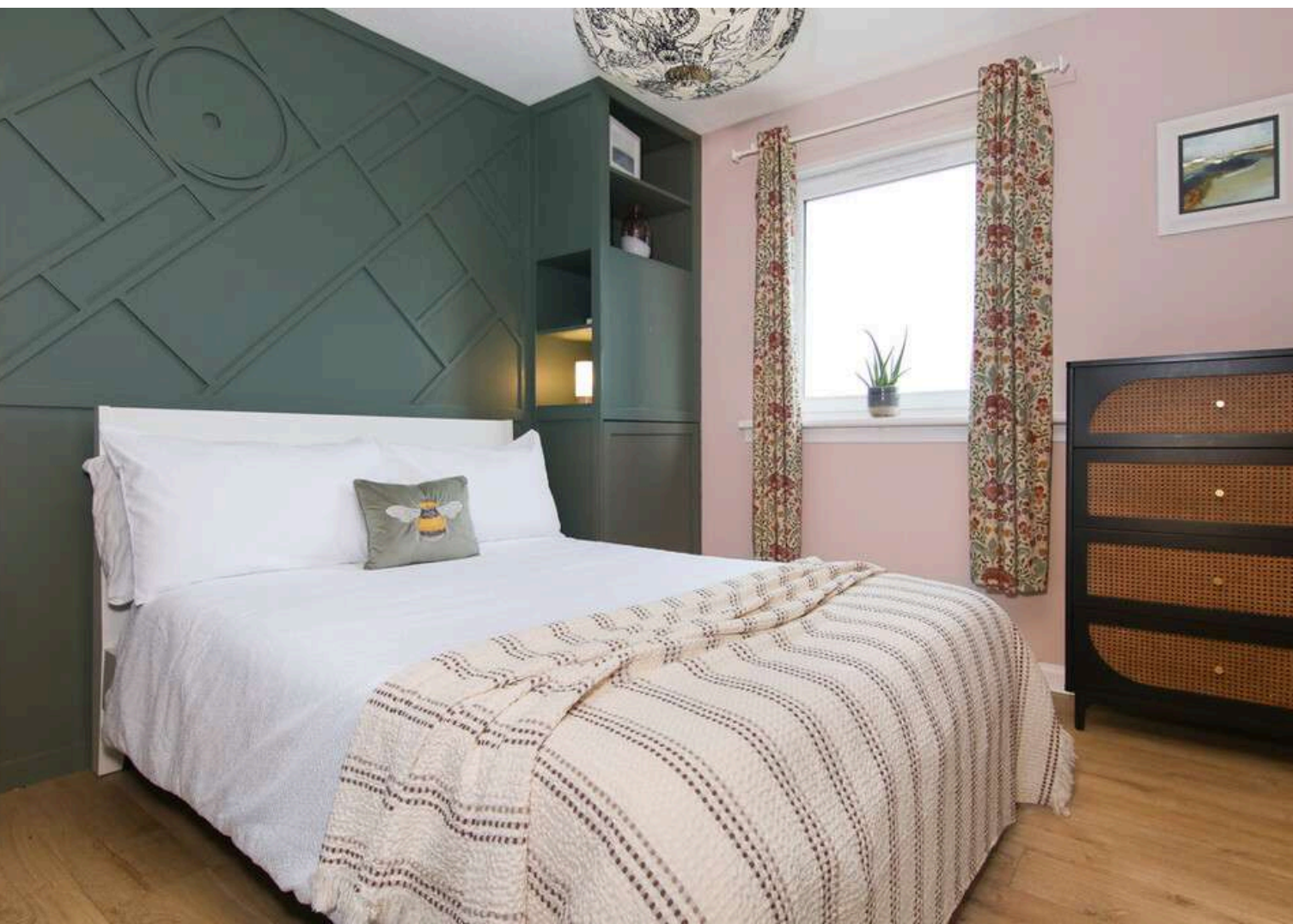


Bright and beautifully decorated top floor flat which boasts enviable views of Arthur's Seat and the surrounding skyline within waling distance to Portobello.

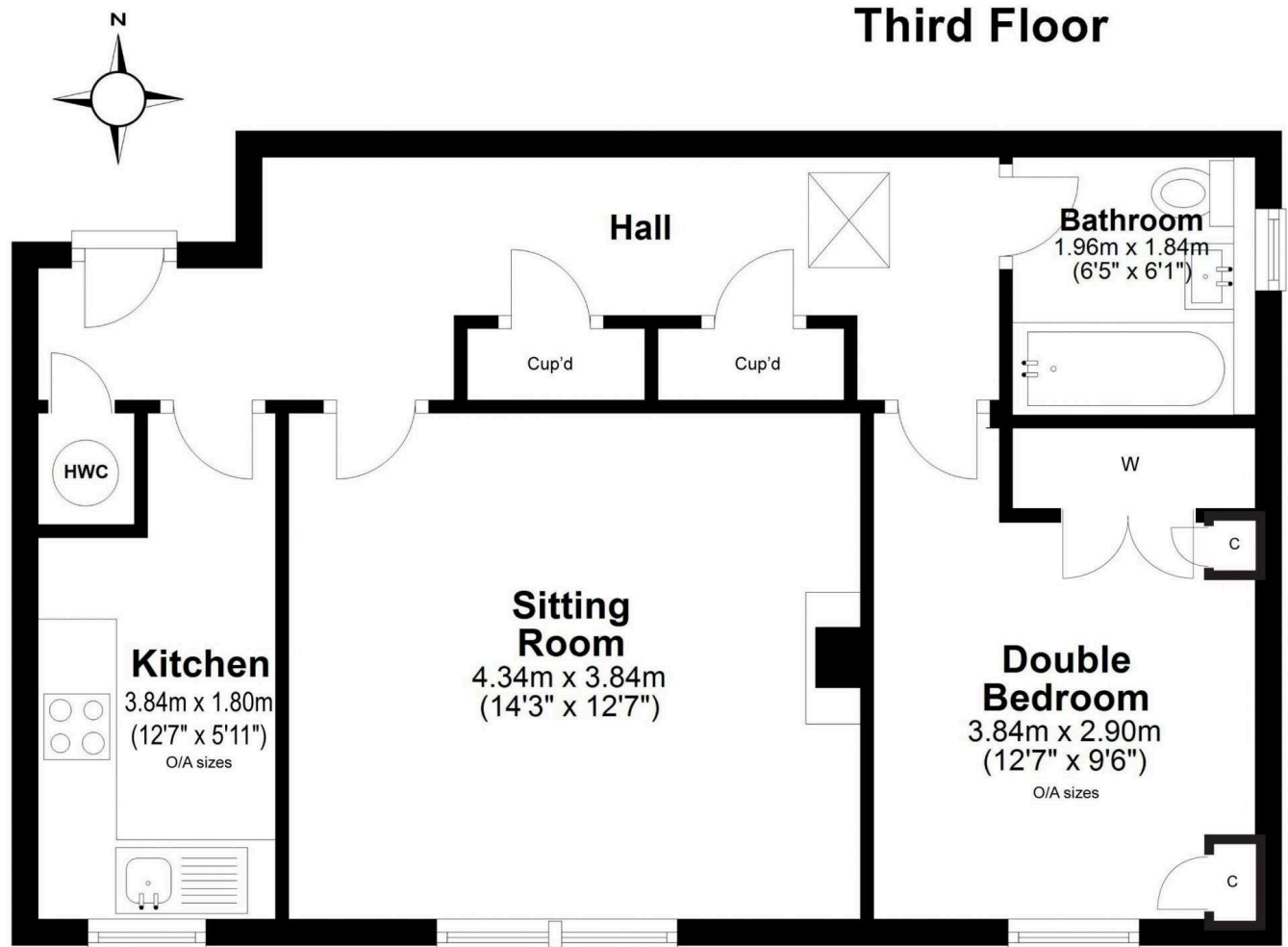
The property consists of a secure entry system, welcoming hallway with two hall cupboards, sunny south facing sitting room with stunning views to Arthur's Seat, newly fitted modern kitchen with a range of base and wall units complete with integrated appliances, generous double bedroom incorporating built-in shelving and wardrobe space, three piece bathroom suite with electric shower. The property further benefits from double glazing and electric heating and access to a shared attic storage space which is fully floored. Externally, the property benefits from landscaped communal garden grounds and private residents' parking.

Extras: All fitted floor coverings, hob, oven, dishwasher, washing machine and fridge/freezer are included in the sale. Please note that curtains and light shades are excluded from the sale.

Factors: The development is factored by Myreside Management, costs are approximatley £200 per quarter inclusive of buildings insurance and maintenance of all communal areas.



The popular area of Craightinny lies a short distance to the east of the city centre. Within the vicinity there is an excellent range of local amenities and recreational facilities, larger shopping facilities are available at Meadowbank Retail Park and Fort Kinnaird Retail Park. The Edinburgh Royal Infirmary is a short distance away as are the open spaces of Holyrood Park, Portobello Beach and Figgate Park. Regular bus services run to and from the city centre and there are good links to all the major motorway networks via the Edinburgh City Bypass. Excellent schooling is represented in both the state and private sector.



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