

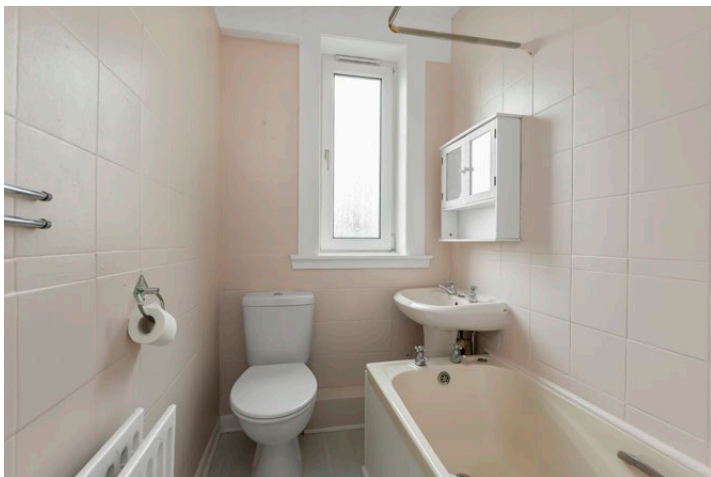
KILGOUR

PROPERTY



11/6 Loaning Crescent, Edinburgh EH7 6JR





- Lounge
- Separate Kitchen
- 2 Double Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Secure Entry System
- Private Garden Area
- On Street Parking
- Council Tax – Band B
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

A very well located top floor flat located in a popular and sought after residential location close to amenities and very well placed for commuting.

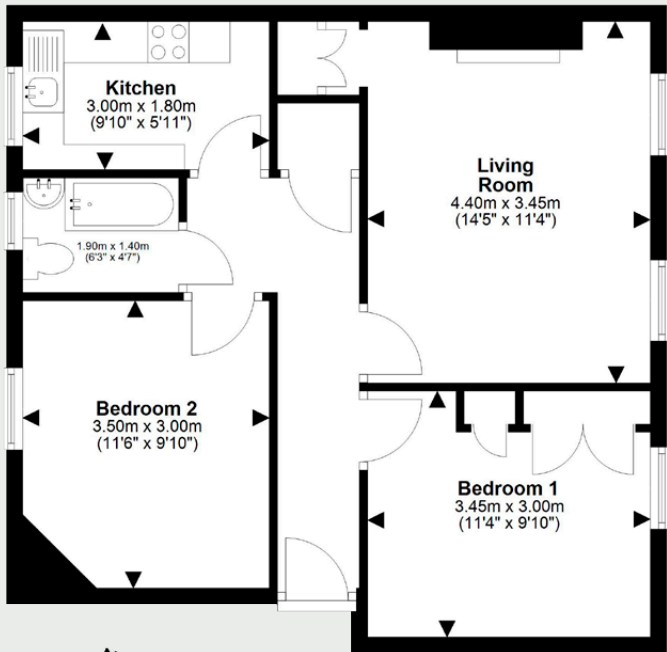
The property will benefit from some upgrading and modernisation and offers fantastic potential to a variety of buyers.

There is gas central heating and double glazing and entry into the communal building is gained via a secure entry system.

Externally there is a private garden area to the rear of the building. There is ample on street parking on hand.

Location

Craightinny is a popular residential area of Edinburgh, which lies to the east of the City Centre. Adjoining Portobello offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. Leith and Ocean Terminal, which has a multiplex cinema and a great variety of shops, are just a short bus or car journey away, as is Meadowbank Retail Park. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.



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

Lounge	14'5 x 11'4	4.40 x 3.45m
Kitchen	9'10 x 5'11	3.00 x 1.80m
Bedroom 1	11'4 x 9'10	3.45 x 3.00m
Bedroom 2	11'6 x 9'10	3.50 x 3.00m
Bathroom	6'3 x 4'7	1.90 x 1.40m







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