



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3/4 Loganlea Drive

Craightinny, Edinburgh, EH7 6LS

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Situated in sought-after Craigentenny, this two-bedroom flat offers a prime location just two miles from the heart of Edinburgh, within easy reach of fantastic amenities, shopping facilities, scenic green space, and commuter links. Additionally, it allows easy access to Portobello Beach and the A1 for swift travel out of the city. The property lies on the first floor of an established development. The flat boasts an attractive modern finish throughout a spacious living and dining room with two sizable windows for ample natural light, a sun-filled modern kitchen, two double bedrooms (one with a built-in wardrobe) and a contemporary shower room. A large southerly-facing outdoor area to the rear incorporates private and communal gardens, and to the front, there is the convenience of unrestricted on-street parking.

Extras: Extras: All fitted floor and window coverings, light fittings and two sheds are included.

Property Summary

- Established city development
- First-floor flat with attractive modern décor
- Communal stairwell with secure entry
- Entrance hall with storage
- Bright and spacious living/dining room
- Stylish integrated kitchen with a sunny aspect
- Two double bedrooms (one with fitted storage)
- Bright shower room
- Sunny private and shared gardens (two private sheds)
- Unrestricted on-street parking
- Gas central heating and double-glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £155,000







Bright and spacious living/
dining room,
a stylish integrated kitchen
with a sunny aspect







Two double bedrooms
(one with fitted storage),
a bright shower room and
a sunny private and
shared gardens





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dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

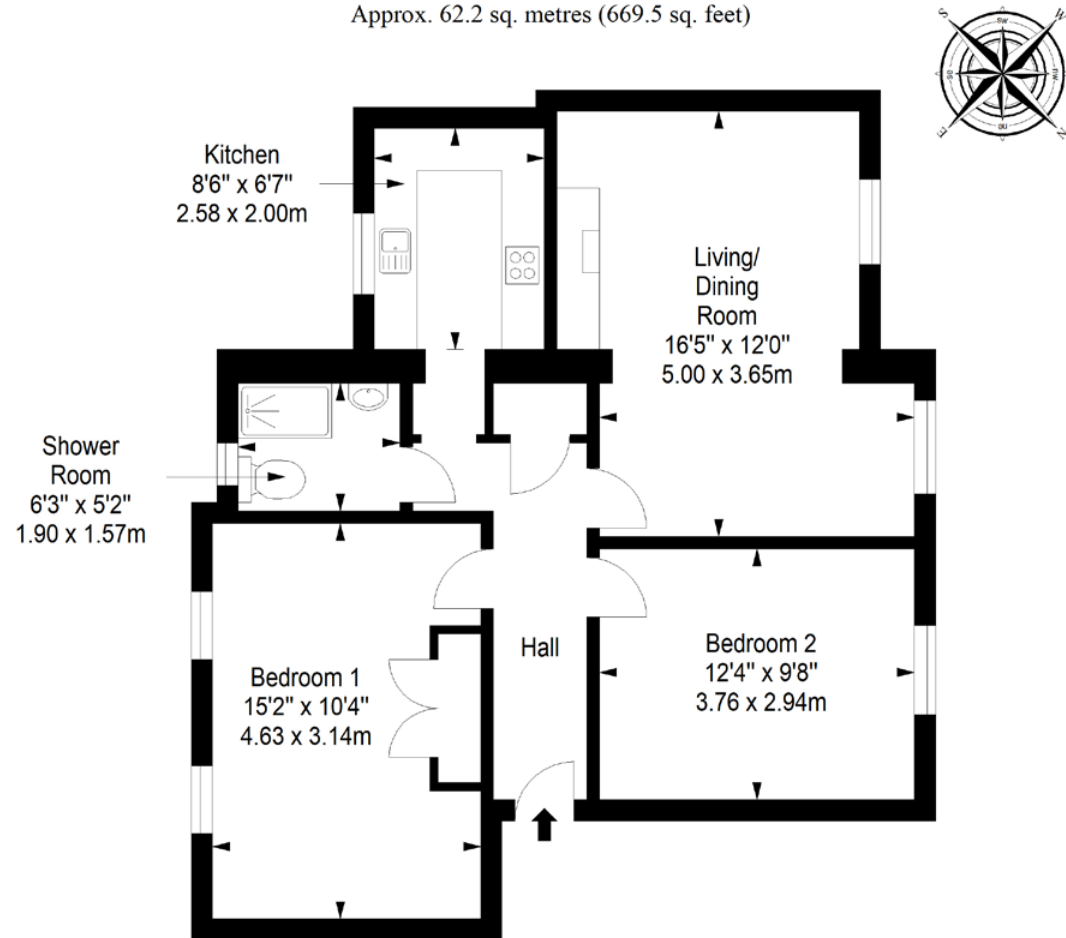
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 62.2 sq. metres (669.5 sq. feet)



Total area: approx. 62.2 sq. metres (669.5 sq. feet)