



RALPH SAYER
SOLICITORS & ESTATE AGENTS

29/1 Loganlea Drive

Craighentinny, Edinburgh EH7 6LS

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Nestled on a tranquil residential street in the sought-after Craightinny neighborhood, this charming ground floor flat offers a peaceful retreat with the convenience of a nearby play park and primary school. Enjoy the luxury of private gardens to the front, side, and rear, perfect for relaxing or entertaining. Beautifully presented throughout, the property boasts ample storage, a spacious lounge/diner ideal for gatherings, two comfortably sized double bedrooms, and a stylishly appointed shower room.

Extras: fitted floors, light fittings, curtains, blinds, and all kitchen appliances, excluding the washing machine are to be included in the sale.

Property Summary

- Situated close to primary school & play park, in popular Craightinny
- Ground floor flat
- Spacious lounge diner
- Modern fitted kitchen
- Stylish three-piece shower room
- Gas central heating & double glazing
- Private gardens, to the front, side & rear
- Un-restricted on-street parking
- EPC Rating - D | Council Tax Band - B



Home Report Value - £160,000





Lovely, ground
floor flat, with
gardens to front,
side & rear





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dream property!



RALPH SAYER
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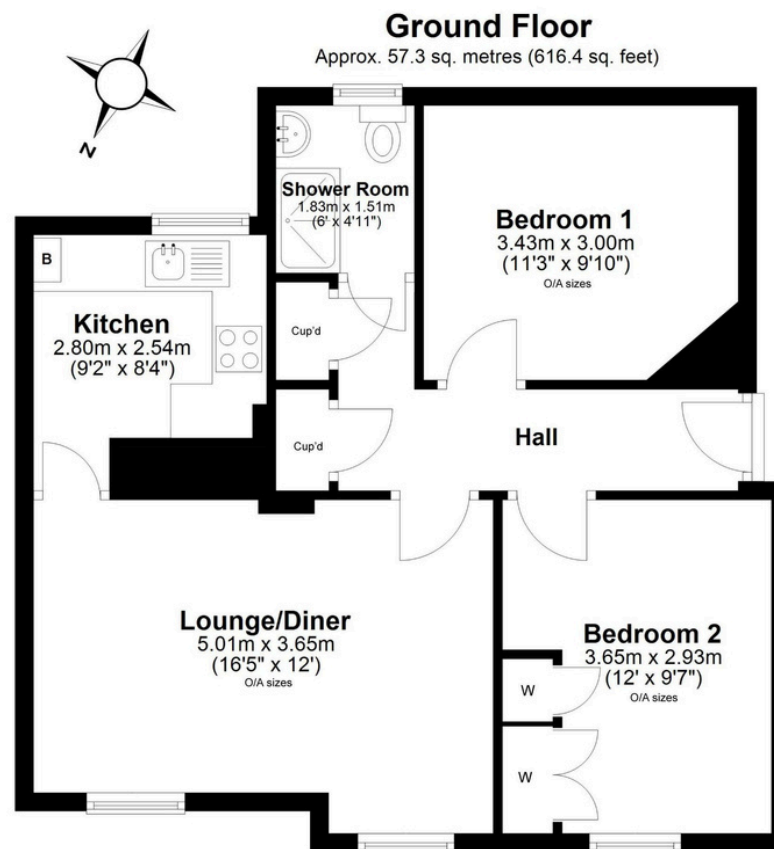


CHARTERED FIRM

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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.



Location



NEARBY PLAY PARK

Craigentinny is a popular residential area in a central location, less than two miles east of the city centre with the beaches of Portobello, 10 minutes from the property. The immediate area offers excellent amenities and outdoor activities including Portobello beach, with swim/fitness centre and Turkish baths and the vast Holyrood Park and Arthurs Seat. Nearby Meadowbank offers a good range of local shops and Meadowbank Retail Park. A little further afield are the excellent shopping facilities of Fort Kinnaird. For the active type-Meadowbank sports centre is close by and Craigentinny Golf Course is close by. Regular bus services run to the city centre and surrounding areas making this an ideal location.