



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10/5 Loaning Crescent

Craighentinny, Edinburgh EH7 6JN

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Nestled on a tranquil residential street in the sought-after Craigentinny neighbourhood, this second floor flat offers a peaceful retreat with the convenience of being close to local shops, Craigentinny primary school and Craigentinny Golf Course. Offering generously proportioned rooms, the flat boasts ample storage, a spacious lounge/diner, ideal for entertaining, modern fitted kitchen(with view of Arthur's Seat), a generous double bedroom, and a stylish three piece bathroom.

All items are included within the sale of the property. No warranty is being given in relation to any of the appliances.

Property Summary

- Situated close to primary school, golf course & view of Arthur's Seat
- Second floor flat
- Spacious lounge diner
- Fitted kitchen
- Generous double bedroom with built-in wardrobe
- Three-piece bathroom
- Gas central heating & double glazing
- Shared drying green to the rear
- Un-restricted on-street parking & parking area to rear
- EPC Rating - C | Council Tax Band - A





Bright & generous accommodation with view of Arthur's Seat



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dream property!



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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.



SHARED DRYING GREEN



Location



VIEW FROM FLAT

Craighentiny 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 Craighentiny Golf Course is close by. Regular bus services run to the city centre and surrounding areas making this an ideal location.