



RALPH SAYER
SOLICITORS & ESTATE AGENTS

17/5 Loganlea Terrace

Craigtintny, Edinburgh EH7 6NS

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Nestled in popular Craigentenny, this two-bedroom second floor flat, offers generously proportioned accommodation, with a south-facing aspect to the front. Craigentenny Golf Course is close by, with Portobello beach (west) and Holyrood Park, are with-in walking distance. Beautifully presented, with stylish decor and ready to move-in the property is sure to appeal to a wealth of buyers and lies conveniently close to excellent amenities, schools, transport links, and open spaces, with the heart of the city within easy reach.

Extras: all fitted floor coverings, washing machine, fridge and cooker will be included in the sale.

Property Summary

- Second floor flat
- Spacious lounge/diner
- Fitted kitchen
- Two double bedrooms
- Three-piece bathroom
- Gas central heating
- Private garden & shared garden to rear
- Unrestricted on-street parking
- EPC Rating - D | Council Tax Band - B

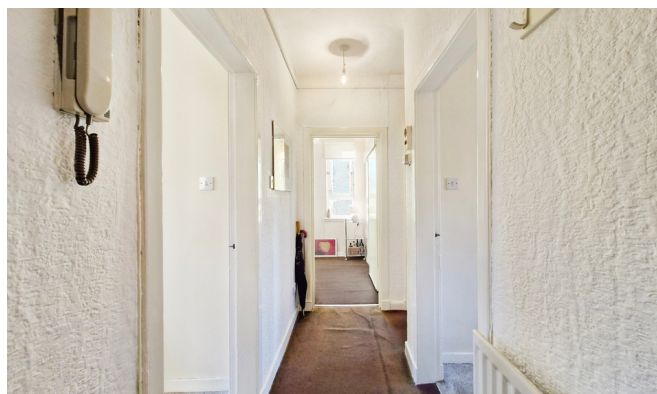


Home Report Value - £160,000





Spacious
two bedroom
flat in quiet
residential area





Let us help you find your next
dream property!



RALPH SAYER
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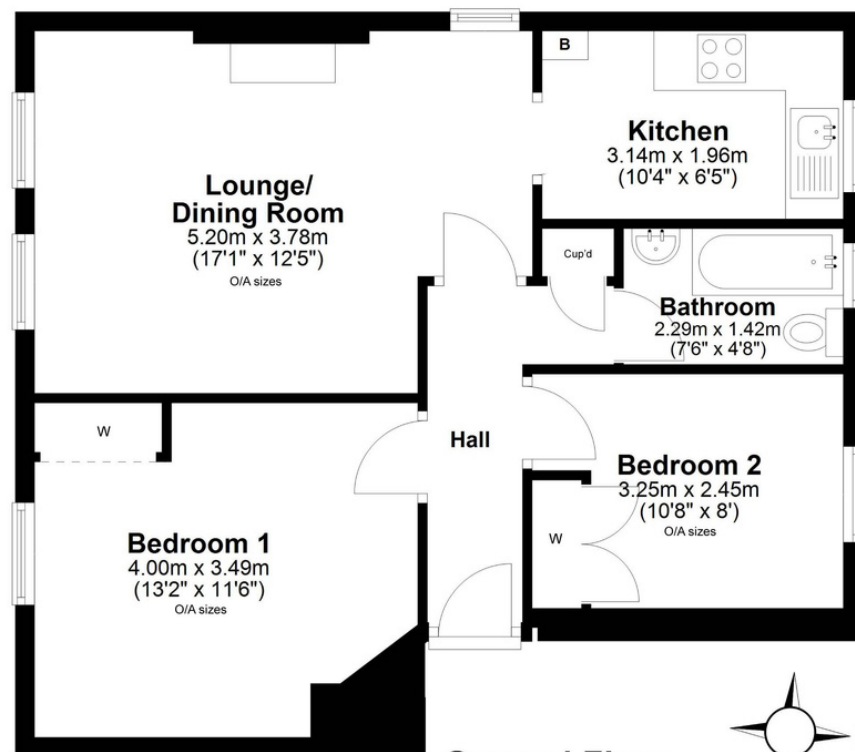


CHARTERED FIRM

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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.



Second Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



Location

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