



17/2 Loaning Crescent
CRAIGENTINNY | EDINBURGH | EH7 6JR


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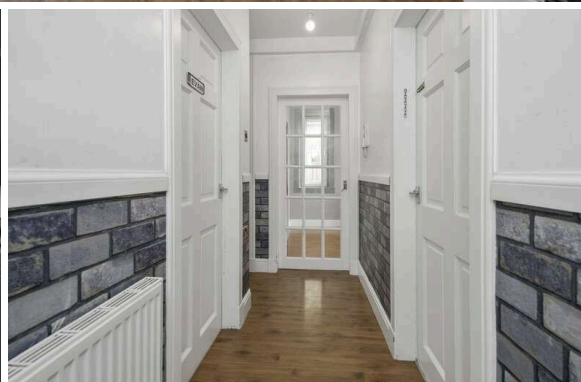
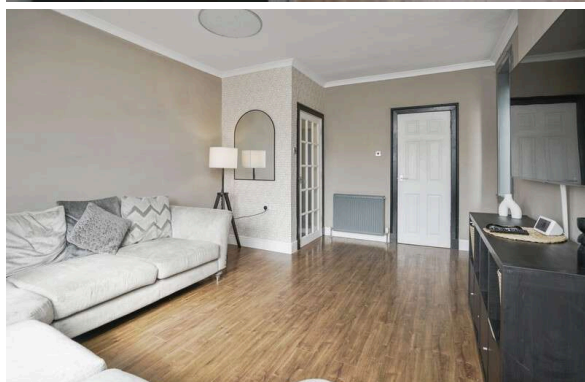
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Well presented ground floor flat boasting large private gardens to the front and rear in the sought after Craigentinny area to the East of the city centre.

The accommodation comprises welcoming entrance hallway, bright twin windowed lounge with ample dining space, contemporary kitchen with attractive units currently including the boiler, gas hob, oven and fan, washing machine and fridge/freezer. There are two well proportioned bedrooms with built in wardrobes and the flat is completed by a stylish shower room. Externally there are front and rear gardens with a large shed. Further benefits include gas central heating, double glazing and free on street parking.

- Private front and back gardens
- Ground floor apartment
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two bedrooms
- Stylish shower room
- Gas central heating and Double glazing
- Free on street parking

All blinds, living room unit, shelf and clock, washing machine, fridge freezer, two framed photos and full body mirror in bedroom one will be included in the sale. EPC Rating C.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Craigentinny 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.



