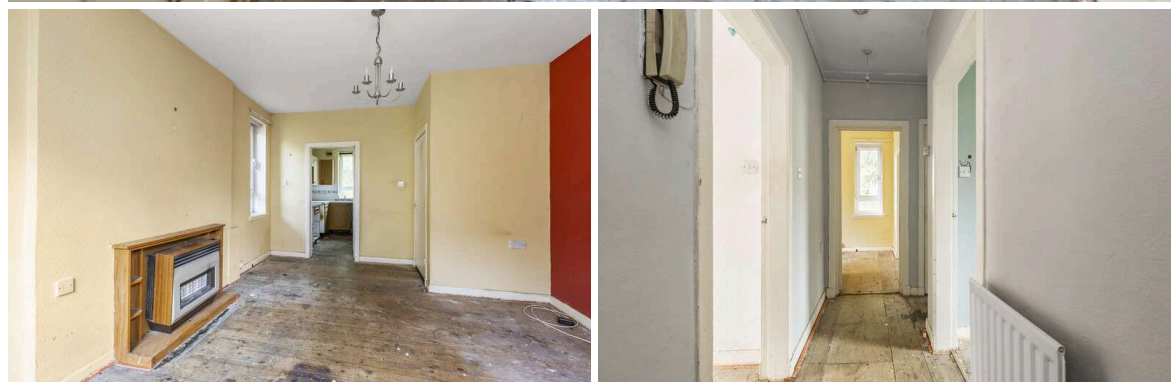




17/1 Loganlea Terrace
CRAIGENTINNY | EDINBURGH | EH7 6NS


warners
solicitors & estate agents



17/1 Loganlea Terrace

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Two bedroom ground floor flat with private front and rear gardens, forming part of a three storey block and enjoying a quiet setting within a popular residential area. The property, although sold as seen and in need of refurbishment, would make a superb home and offers light filled living space which comes with the added attraction of an enclosed private garden area to the front, as well as a private garden grounds to the rear.

- Sold as seen
- Hall with storage and gas radiator
- Spacious living/dining room with twin windows
- Two double bedrooms
- Ideally appointed kitchen
- Bathroom with bath
- Double glazing
- Good storage options
- Private front and rear gardens
- Unrestricted on street parking

EPC Rating D.

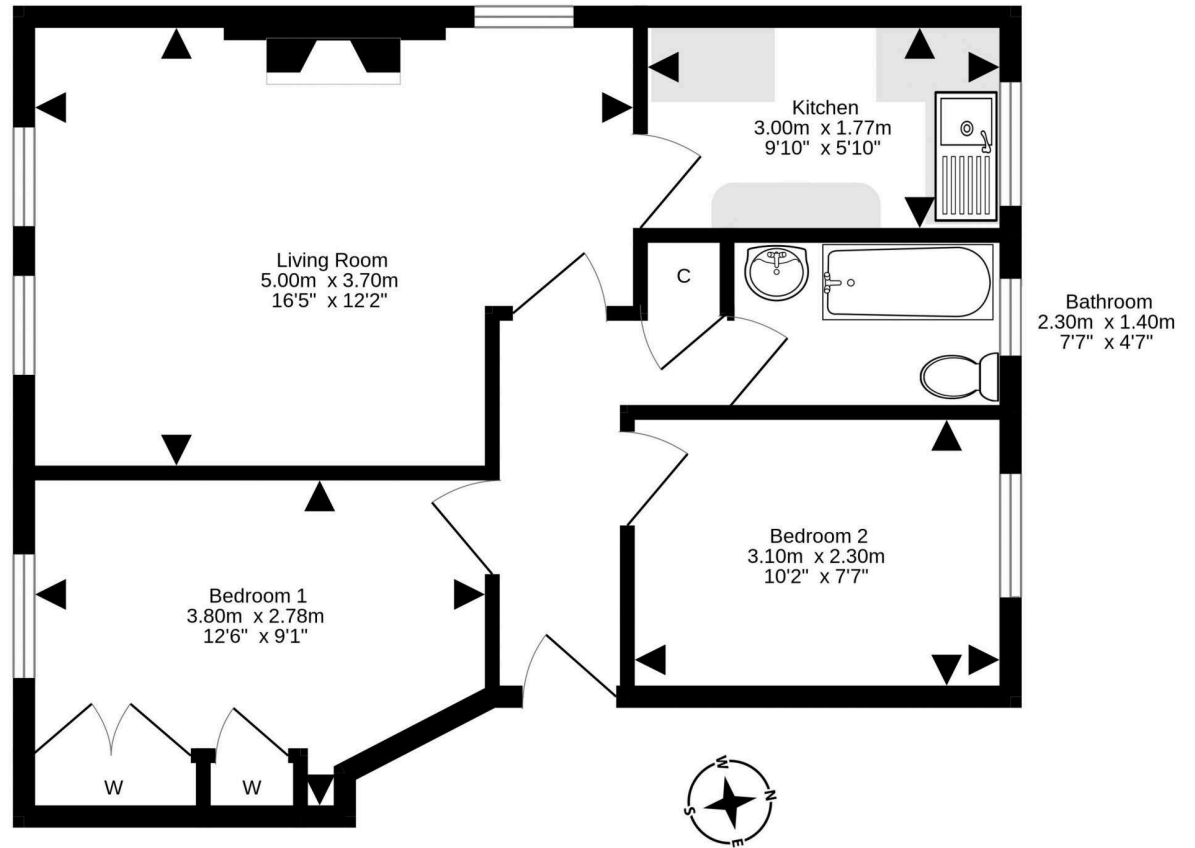
Extras include fixtures and fittings.

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



Craigenlinny is a popular residential area of Edinburgh with its own Golf Course, lying to the east of the City Centre. Schooling is well represented from nursery to senior level and an efficient public transport network operates to other parts of the town and surrounding areas, whilst the A1, City Bypass and Brunstane Railway Station are also within easy reach. The neighbouring seaside suburb of Portobello boasts a white sandy beach and outstanding independent shops and cafes. For sport and fitness enthusiasts, there are classes on the beach and the Portobello Swim Centre offers swimming facilities, a well-equipped gym and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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