



12/4 Loganlea Drive  
CRAIGENTINNY | EDINBURGH | EH7 6LW

**warner's**  
solicitors & estate agents





## 12/4 Loganlea Drive

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Set on a quiet street in the heart of Craigentinny, moments from excellent amenities, quick transport links and vast open green spaces is this spacious first floor apartment. Boasting gas central heating, double glazing, a well-kept communal garden and ample on street parking this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window and generous dining space that flows through to the contemporary kitchen with attractive units. There are two well-proportioned double bedrooms and the flat is completed by stylish bathroom with white three piece suite.

Extras: The washing machine, cooker and fridge. The following items can be included in the sale price should the purchaser wish: Double bed and headboard (no mattress), x2 bedside tables, x2 chest of drawers, single wardrobe, low shelf unit, sofa, chair, table and x4 chairs and coffee table.

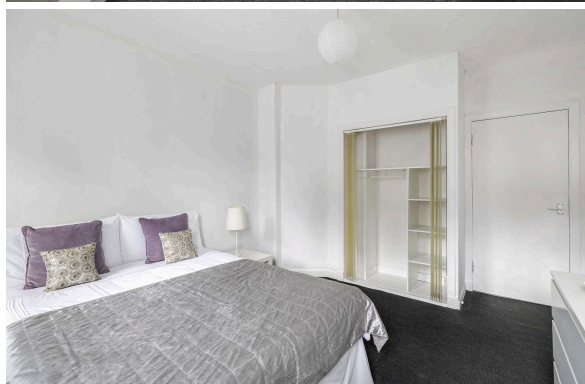
- Welcoming hallway
- Bright lounge with dining space
- Contemporary kitchen with attractive units
- Two double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

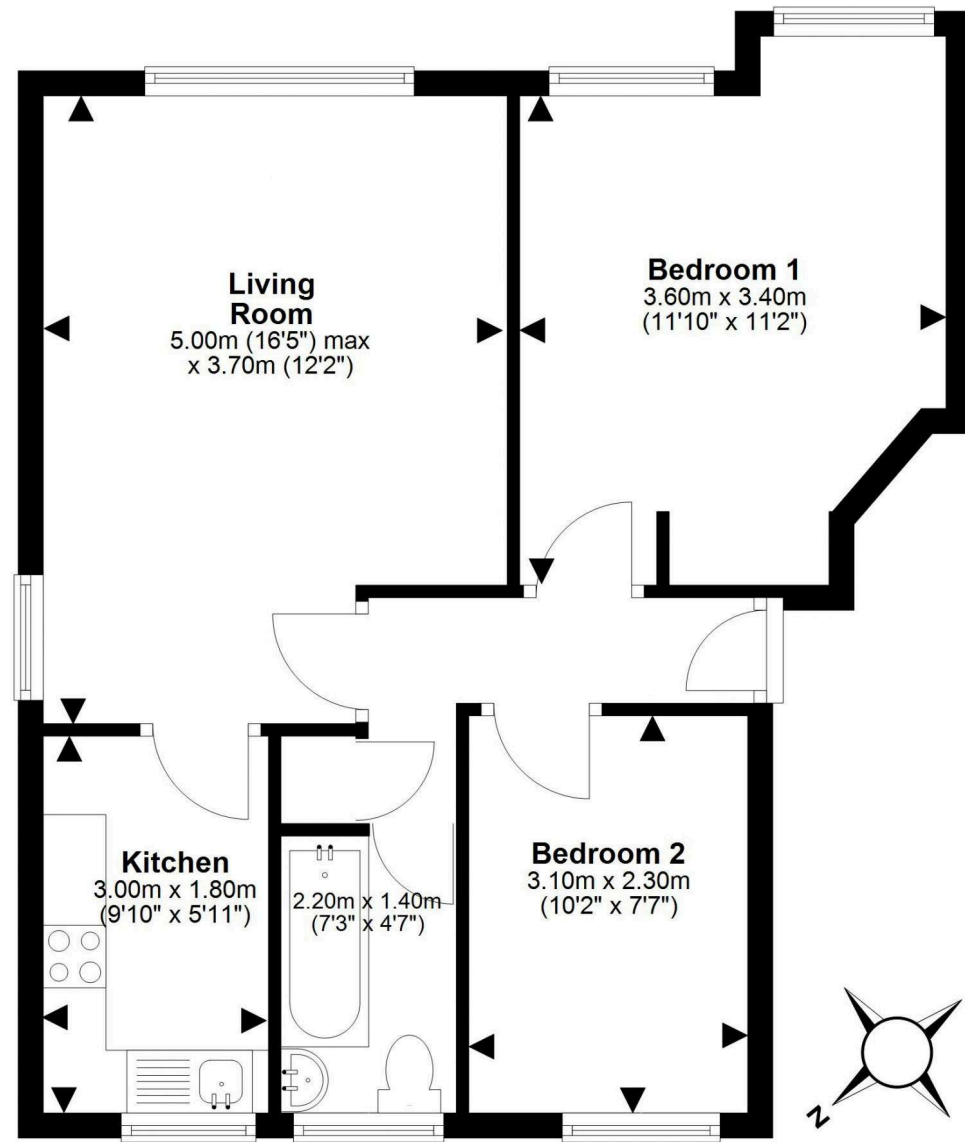


Craigentinny is a popular residential area of Edinburgh with its own Golf Course, lying to the east of the City Centre. Schooling is well represented from nursery to senior level and an efficient public transport network operates to other parts of the town and surrounding areas, whilst the A1, City Bypass 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.

Energy rating C, Council tax band B. There is no factor associated with this property.







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