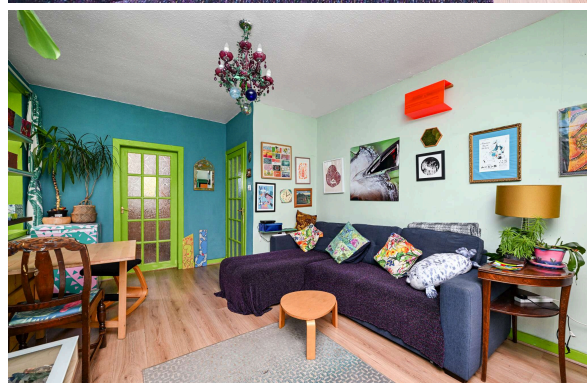




5/1 Loganlea Road  
CRAIGENTINNY | EDINBURGH | EH7 6NL

  
**warners**  
solicitors & estate agents





## 5/1 Loganlea Road

CRAIGENTINNY | EDINBURGH | EH7 6NL

Warners are delighted to present to the market this well-appointed two-bedroom ground floor flat, forming part of a well-maintained six-in-a-block building, located within an established and popular residential area.

The property offers well-proportioned accommodation and benefits from a good-sized private front garden, along with a gated driveway providing off-street parking for up to three cars. To the rear, there is a shared drying green complemented by a private section of garden, ideal for outdoor seating or gardening enthusiasts.

The accommodation comprises: welcoming entrance hallway with useful storage, bright twin-windowed living room offering a pleasant outlook to the front, leading through to a compact yet functional kitchen fitted with a range of wall and base units providing excellent storage and workspace. There are two spacious double bedrooms, both offering comfortable proportions and flexibility of use. A modern bathroom with a white suite and shower over bath completes the accommodation.

Further benefits include gas central heating, double glazing, and ample storage throughout.

This attractive property would make an excellent purchase for first-time buyers, couples, small families, or those seeking an investment opportunity in a well-connected area close to local amenities, schooling, and transport links.

- Generous double bedrooms
- Bright twin-windowed living room
- Functional fitted kitchen
- Rear garden & shared drying green
- Convenient, well-connected location
- Private front garden & gated driveway

Energy Rating D, Council Tax B

All fixtures, fittings, integrated appliances, fridge/freezer, oven and washing machine are included in the sale.

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

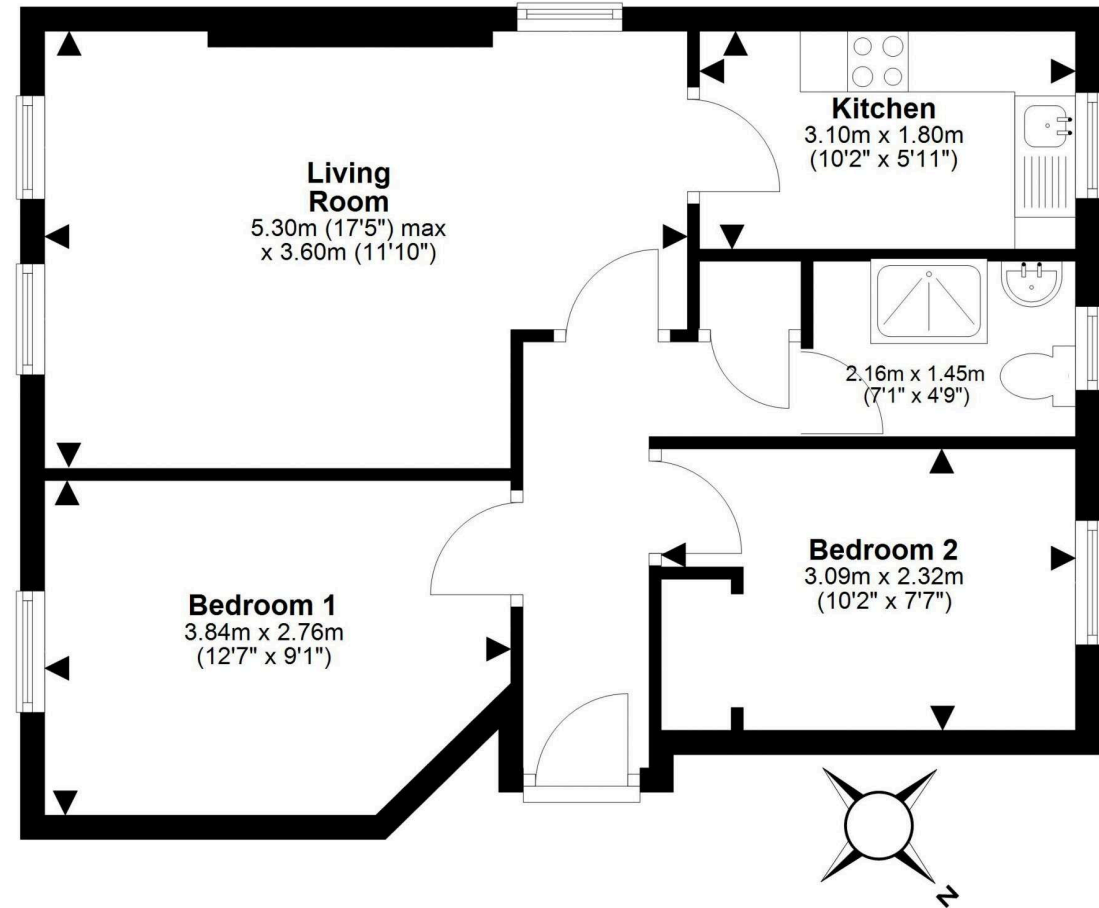




Craighentilly is a popular residential area of Edinburgh with its own Golf Course, lying to the east of the City Centre. Schooling is well represented from nursery to senior level and an efficient public transport network operates to other parts of the town and surrounding areas, whilst the A1, City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







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.