

COULTERS[©]

78 MOIRA TERRACE

CRAIGENTINNY, EDINBURGH, EH7 6SA

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

78 Moira Terrace is a superb 3 bedroom terraced house situated in a desirable location, just to the east of Edinburgh's city centre. The property offers private front and rear gardens with the rear garden being particularly sunny due to it's south facing aspect.

Whilst the house would now benefit from some upgrading, it offers a great opportunity to create a lovely home.

KEY FEATURES



Superb terraced house in desirable area of Edinburgh.



Two large public rooms plus kitchen on ground floor.



Three bedrooms, two of which are generous doubles.



Private front and rear gardens.



Unrestricted on-street parking.



Now in need of modernisation.

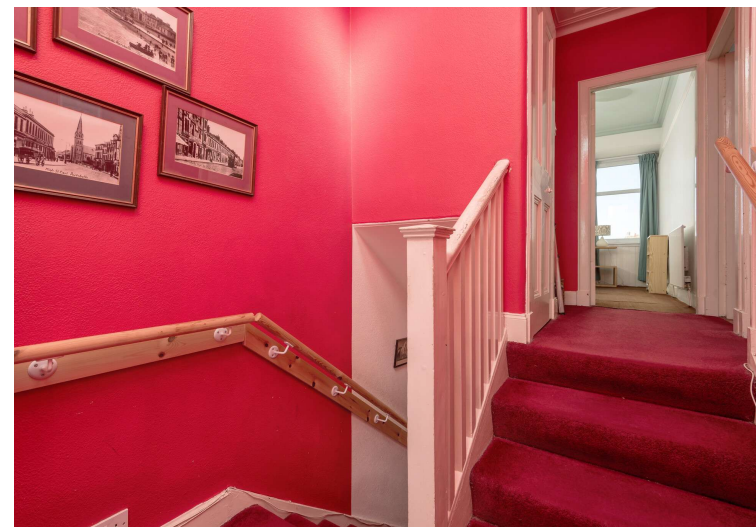


EPC Rating - E



Council Tax Band - E





ACCOMMODATION

The accommodation comprises on the ground floor - vestibule; hall; sitting room with bay window and fireplace; living/dining room; kitchen with door to the rear garden. A shower room is located at half landing and there are three bedrooms on the first floor - two good sized double bedrooms and a further single bedroom. There are two storage cupboards on the first floor landing.

Unrestricted parking is available on Moira Terrace.





THE LOCAL AREA

Craigentinny is a desirable residential area located a short distance to the east of Edinburgh's City Centre.

Local shopping can be found on Craigentinny Road including a pharmacy and convenience store and there is also a large Morrison's supermarket just along the road. Portobello, which is situated nearby, has a larger range of shopping facilities including an Aldi supermarket.

Portobello's wonderful Promenade and Beach are also within easy reach as are the swimming pool and Tumbles Gym.

Fort Kinnaird Retail Park, which has a wide variety of high street retailer including Marks & Spencer, Boots and Next, is within a short drive and there is also a large Asda at The Jewel.

The recently refurbished Meadowbank Sports Centre is close by offering a gym and fitness classes. Craigentinny has excellent bus links into the City Centre.

EXTRAS

All fitted carpets, blinds and light fittings are include in the sale price as is the shed in the rear garden. Some kitchen appliances will remains but the gas cooker is not working.

HOME REPORT VALUATION: £425,000



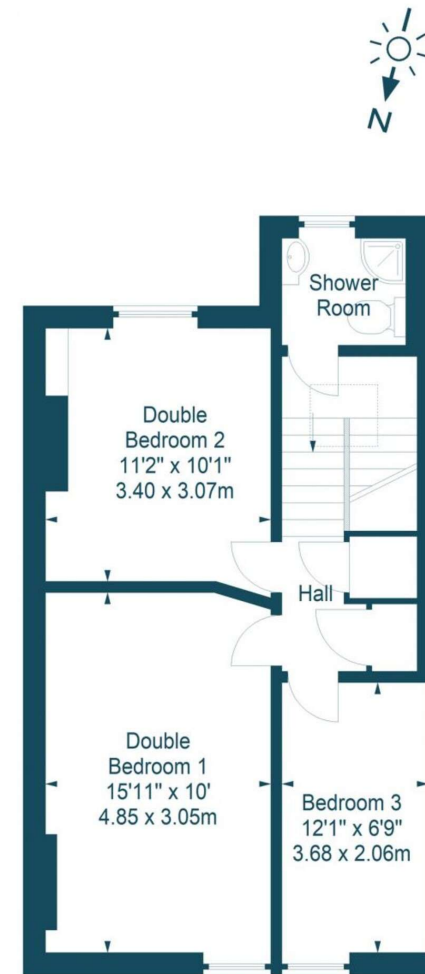
**Moir Terrace,
Edinburgh,
Midlothian, EH7 6SA**



Approx. Gross Internal Area
1090 Sq Ft - 101.26 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.