

COULTERS[©]

115 MOIRA TERRACE

CRAIGENTINNY, EDINBURGH, EH7 6UB

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

115 Moira Terrace, a beautifully presented lower villa situated in the residential district of Craigtintinny. This impressive home offers a harmonious blend of traditional charm and modern finishes, creating a bright, comfortable, and flexible living environment.

The accommodation is thoughtfully arranged and tastefully decorated throughout. At the heart of the home is a contemporary kitchen and dining area, designed with both functionality and style in mind. This well-equipped space is perfect for everyday family life and entertaining alike, with sleek cabinetry, integrated appliances, and ample room for dining. Off the kitchen, a separate utility room adds valuable additional storage and practicality, keeping household tasks tucked away from the main living areas.

At the front of the property, the bay-windowed sitting room creates an elegant and inviting living space. Bathed in natural light, it features a striking period fireplace that adds warmth and character - the perfect setting for relaxing, entertaining, or quiet evenings in.

KEY FEATURES



Beautifully presented lower villa.



Two double bedrooms.



Private garden to front and rear.



Unrestricted onstreet parking.



Within walking distance of Portobello.



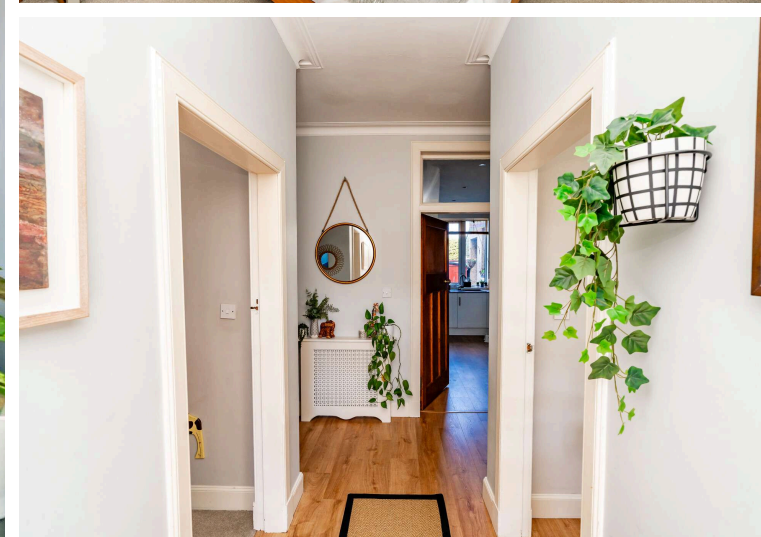
Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - E



At the front of the property, the bay-windowed sitting room creates an elegant and inviting living space. Bathed in natural light, it features a striking period fireplace that adds warmth and character - the perfect setting for relaxing, entertaining, or quiet evenings in.

Two generous double bedrooms offer peaceful retreats, each benefiting from excellent natural light and comfortable proportions. The stylish modern family bathroom has been finished to a high standard, featuring a sleek three-piece suite, quality fixtures, and a clean, contemporary design. The property further benefits from fantastic storage throughout include a large box cupboard.

Outside, a private front garden sets the home back from the street, while the enclosed rear garden provides a tranquil outdoor space ideal for children, pets, or al fresco dining. A further benefit is unrestricted on-street parking





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.

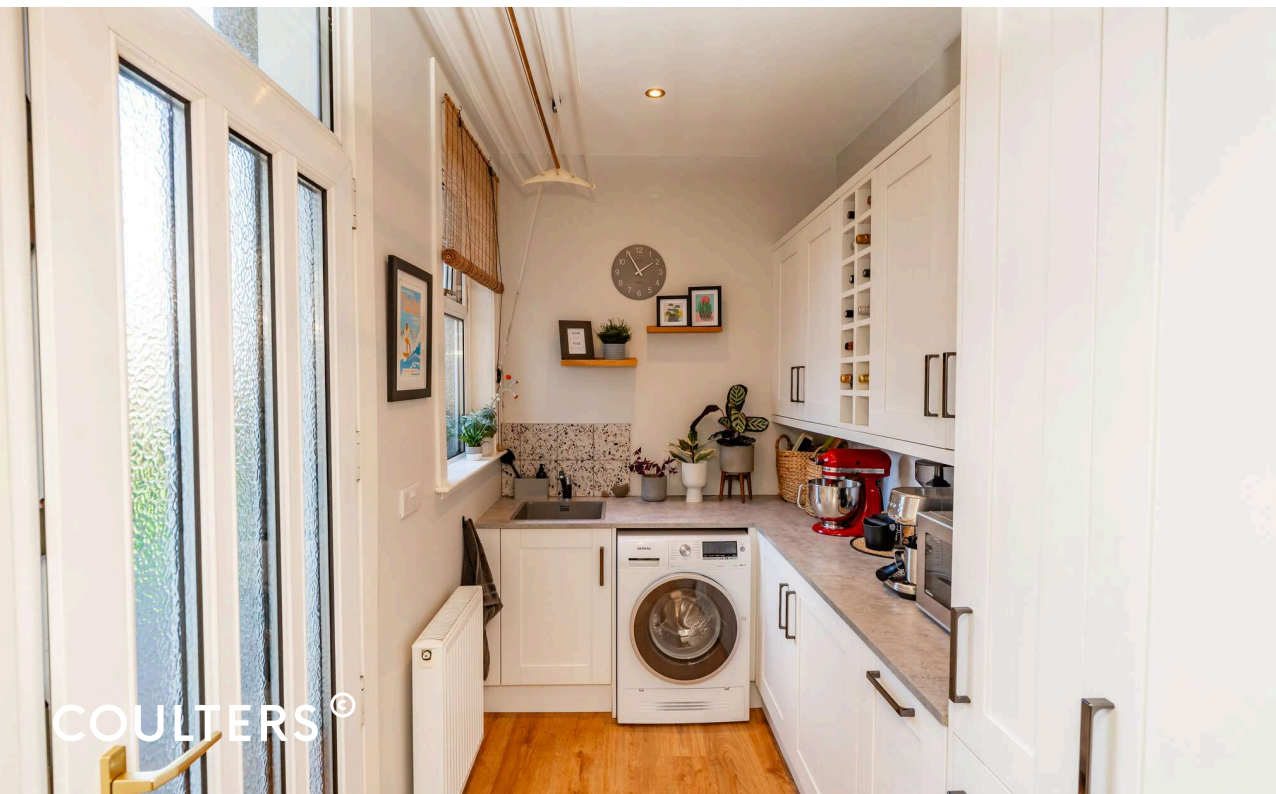
The recently refurbished Meadowbank Sports Centre is close by offering a gym and fitness classes.

Craigentinny has excellent bus links into the City Centre.

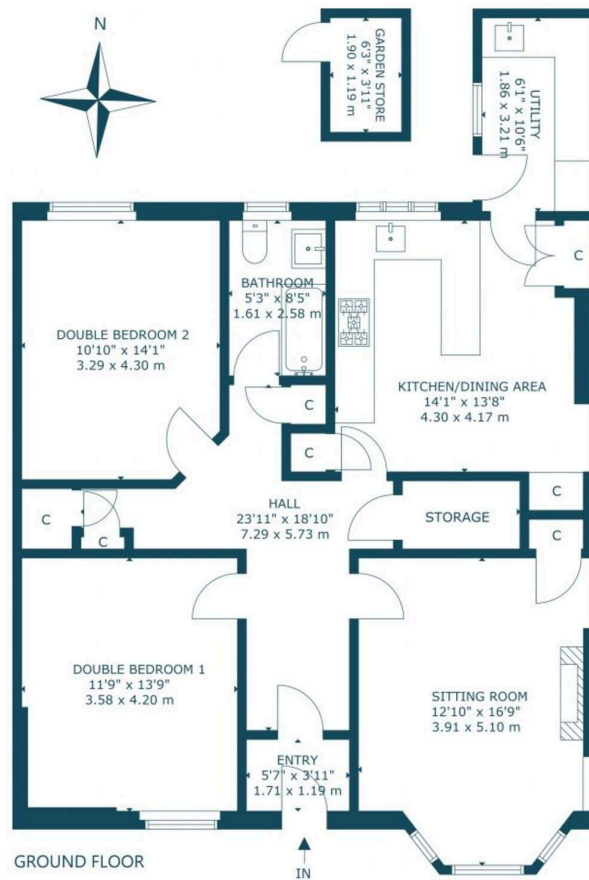
EXTRAS

All fitted carpets, blinds, integrated appliances and light fittings are include in the sale price as is the shed in the rear garden.

HOME REPORT VALUATION: £425,000







115 MOIRA TERRACE, CRAIGENTINNY, EDINBURGH, EH7 6UB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,088 SQ FT / 101 SQ M
 GARDEN STORE 24 SQ FT / 2 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

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.