



3/4 Loganlea Terrace
Restalrig, EH7 6NU

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



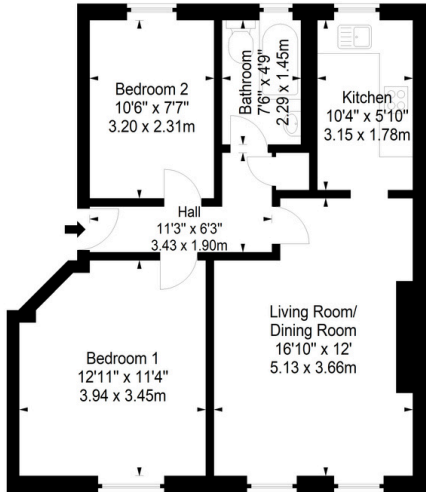
Located within a peaceful residential area, this spacious first-floor flat is set in the quiet area of Restalrig. The property benefits from a range of convenient local amenities, including Meadowbank Retail Park and reputable nearby schools. Excellent public transport connections provide easy access to the city centre and surrounding areas, while the A1 is also within easy reach. The accommodation comprises; a welcoming entrance hallway, bright and spacious living room, separate kitchen, two good-sized double bedrooms and a bathroom with shower over bath. Externally, there is a well-maintained communal garden to the rear of the property and free on-street parking is available. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



Loganlea Terrace,
Edinburgh,
Midlothian, EH7 6NU



Approx. Gross Internal Area
592 Sq Ft - 55.00 Sq M
For identification only. Not to scale.
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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