



COULTERS[©]

80 MOIRA TERRACE

CRAIGENTINNY, EDINBURGH, EH7 6SA

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in a desirable area of Edinburgh, close to Portobello and within easy access of the city centre, 80 Moira Terrace is an immaculately presented terraced house.

This charming 3-bedroom home offers wonderful private front and rear gardens, with the rear garden being south facing and therefore particularly sunny most of the day. The rear garden has a large terrace directly adjacent to the house, a shed at the bottom of the garden and a gate allowing for the removal of garden waste.

KEY FEATURES



Immaculately presented terraced house.



Three bedrooms and family bathroom.



Sitting room and living/dining room with doors to the garden.



South facing rear garden with terrace.



Unrestricted on-street parking.



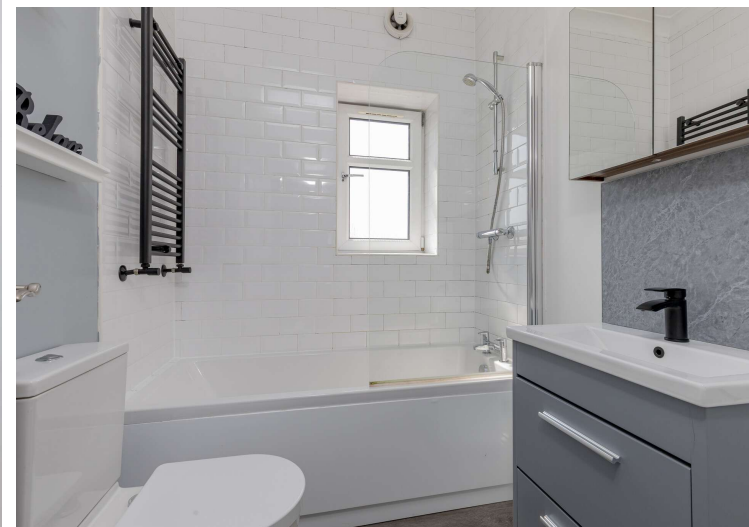
Within walking distance of Portobello Beach and amenities.



EPC Rating - D



Council Tax Band - E



The accommodation comprises on the ground floor - vestibule; hall; sitting room with fireplace and bay window; living/dining room with French doors to the rear garden; and modern fitted kitchen.

A bathroom is located at half landing and there are 3 bedrooms on the first floor - two good sized double bedrooms and a further single bedroom. There are two storage cupboards on the landing.

There is potential to extend the property to the rear (subject to the necessary planning and building regulations).

Heating and hot water are provided by a gas central heating system, double glazing is fitted throughout and there is a security alarm. 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.

Fort Kinnaird Retail Park, which has a wide variety of retailers including M&S, 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.

The house lies in the school catchment area for Royal High and St. John's RC primary schools; and Portobello and Holy Rood RC high schools.

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. The fridge/ freezer and washing maching and tumble dryer are excluded.

HOME REPORT VALUATION: £450,000

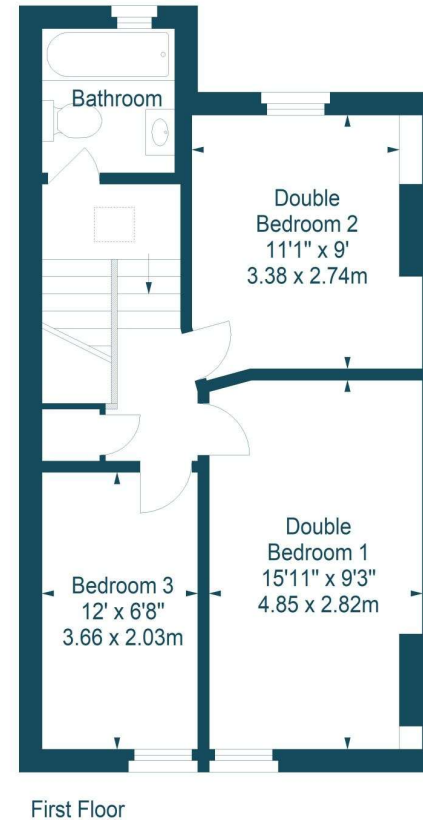
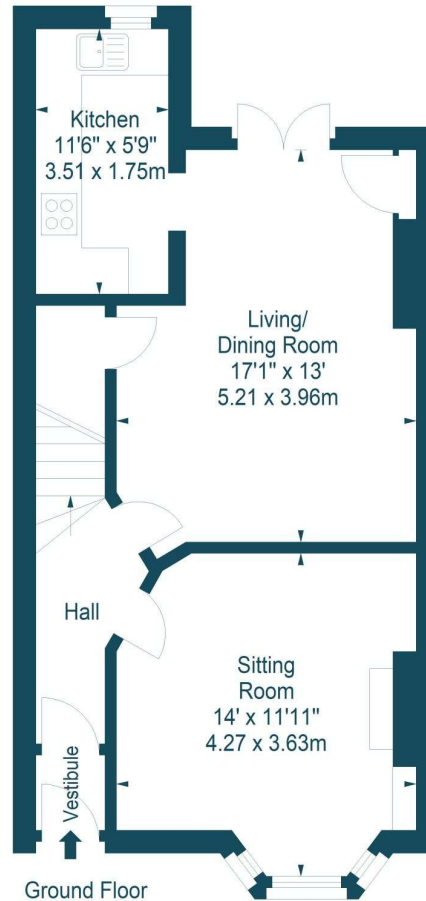




Moir Terrace,
Edinburgh,
Midlothian, EH7 6SA



Approx. Gross Internal Area
1002 Sq Ft - 93.09 Sq M
For identification only. Not to scale.
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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.