



RALPH SAYER
SOLICITORS & ESTATE AGENTS

49 Loganlea Place

Craightinny, Edinburgh, EH7 6PE

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49 Loganlea Place is a spacious 2 Bedroom Main Door Lower Flat in Craigentinny with private, enclosed garden at the front offering scope to be turned into private driveway for off-street parking (subject to obtaining the necessary consents) and access to shared drying green with a timber deck, and a further private garden at the rear with a large shed that benefits from a skylight, enabling the space to be used as a workshop. This property would make an ideal purchase for a first-time buyer, professional, couple, downsizer, or property investor, and viewing is recommended.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note: Some of the images have been virtually staged from actual photographs of the rooms.

Property Summary

- A ground-floor flat in move-in condition
- Part of an established development
- Excellent location in popular Craigentinny
- Private main-door entrance
- Welcoming vestibule and central hall
- Bright and airy living/dining room
- Openly accessed, southeast-facing kitchen
- Two double bedrooms (one with storage)
- Tiled bathroom with an overhead shower
- Private gardens to the front and rear with an area of shared drying green
- Large shed/workshop with a skylight
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £175,000





Bright and airy living/dining room, an openly accessed, southeast-facing kitchen and two double bedrooms (one with storage)



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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

