




# 60/6 MOIRA TERRACE

Craightinny, Edinburgh, EH7 6RY

  
1  
Public Room

  
1  
Bedroom

  
1  
Bathroom



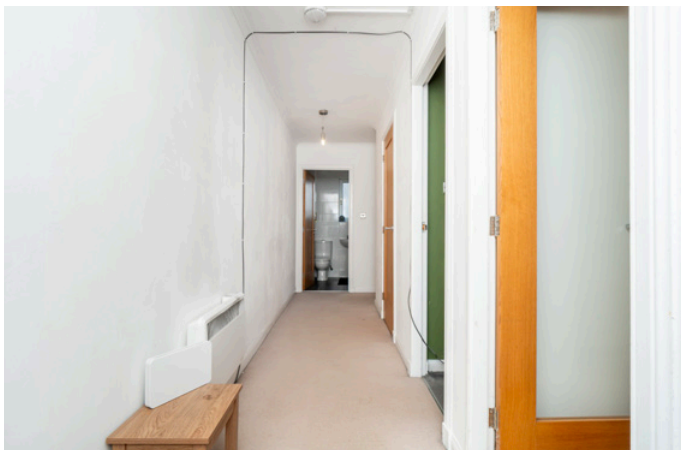
# 60/6 MOIRA TERRACE

Forming part of an established residential development, this one-bedroom second-floor flat is a bright and welcoming home that is well presented. It features a light and airy living room, a stylish kitchen with an on-trend design, and a quality shower room with a three-piece suite. Furthermore, it benefits from good storage, as well as a lovely communal garden that is carefully maintained.

Situated in Craigtinny, the home is in swift commuting distance of Edinburgh city centre while remaining just a brisk walk from Portobello Beach. Conveniently, regular bus links are a stone's throw away, with excellent amenities set within walking distance, which includes supermarkets, cafes, bars, and eateries. It is a fantastic location that is unsurprisingly very popular with city professionals, as well as couples and first-time buyers alike.







**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A charming second-floor flat
- Convenient location in Craightinny
- Well-presented interiors
- Entrance hall with two cupboards
- Living room with a box bay window
- Modern kitchen with integrated appliances
- Double bedroom with a built-in wardrobe
- Bright three-piece shower room
- Well-maintained communal garden
- Unrestricted on-street parking







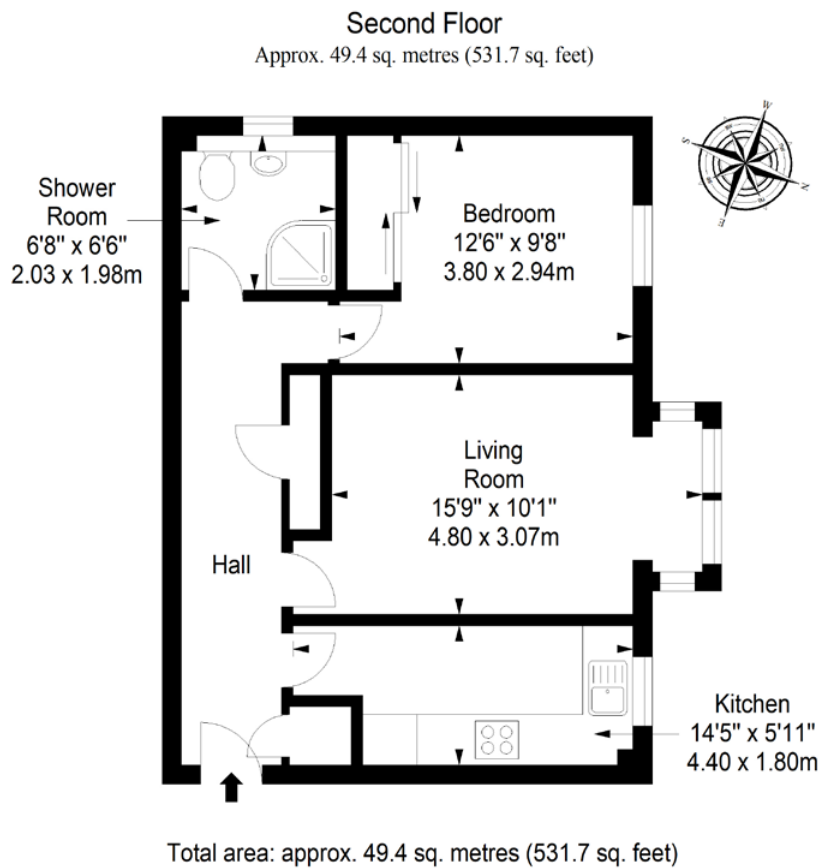


Extras: integrated kitchen appliances (double oven, ceramic hob, fridge/freezer, and washing machine) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



# CRAIGENTINNY, EDINBURGH

Lying north-east of Edinburgh, the suburb of Craigentenny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much-loved sandy seafront. The area is in easy reach of numerous well-stocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craigentenny Golf Course will no doubt appeal to golf enthusiasts. Craigentenny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.



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