



4/4 Loganlea Place  
Craigentiny  
EH7 6PB



## First Floor Flat

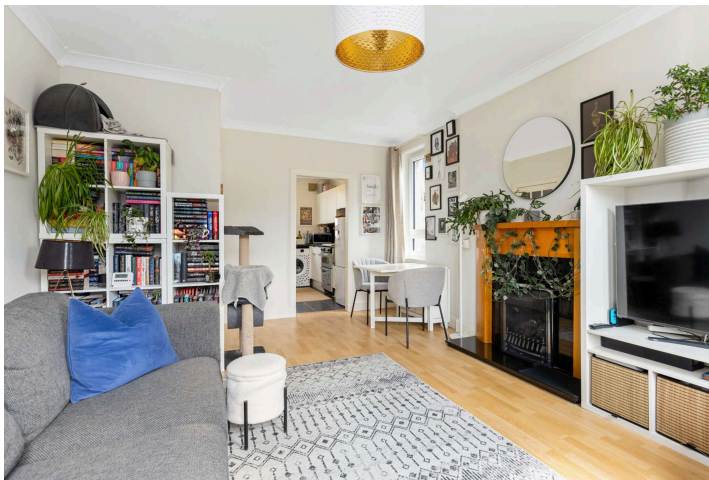
OFFERS OVER £150,000

- Hallway with built in storage
- Living room with twin windows
- Kitchen
- 2 bedrooms
- Bathroom
  
- Ideal first time purchase
- Gas central heating
- Double glazing
- Private side garden
- Well maintained shared rear garden
- Unrestricted on street parking
- Views towards Arthurs Seat



Viewings - by appointment call  
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this 1st floor flat which is ideally situated in the popular residential area of Craigentenny. Local shops are available for everyday needs with a varied selection of supermarkets all within easy reach at nearby Portobello, Piershill and Meadowbank Retail Park. A choice of both primary and secondary schooling is also available along with a choice of regular public transport. Local recreation facilities include golfing, Portobello Beach and Promenade, multi-screen cinema, gyms and fitness clubs.

The flat is accessed via a shared stair and the flat itself opens to an L-shaped hallway with a built-in cupboard, Entryphone handset, and the rest of the accommodation off. The front facing living room enjoys dual aspect, twin windows with views towards Arthurs Seat, a gas-powered fireplace within a surround and the kitchen off. The kitchen is rear facing and has base and wall units, slot in cooker with gas hob, freestanding fridge freezer and a washing machine. The flat benefits from a front facing double bedroom with built in wardrobes and to the rear is a second bedroom which is currently utilised as a home office.

Completing the accommodation is a rear facing bathroom which comprises of a bath with overhead electric powered shower unit, WC, and a wash hand basin.

There is a private side garden which is fully enclosed and features a decking area ideal for al-fresco dining.

Additional benefits include gas central heating, double glazing, access to a well maintained shared rear garden, and unrestricted on street parking in the surrounding area.

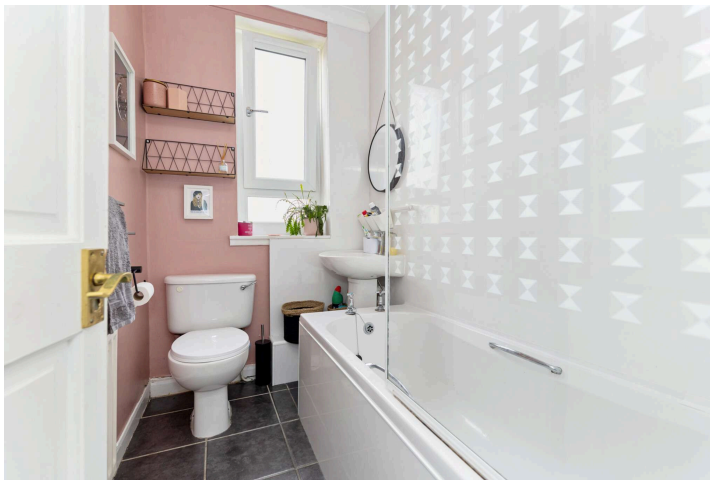
### EXTRAS

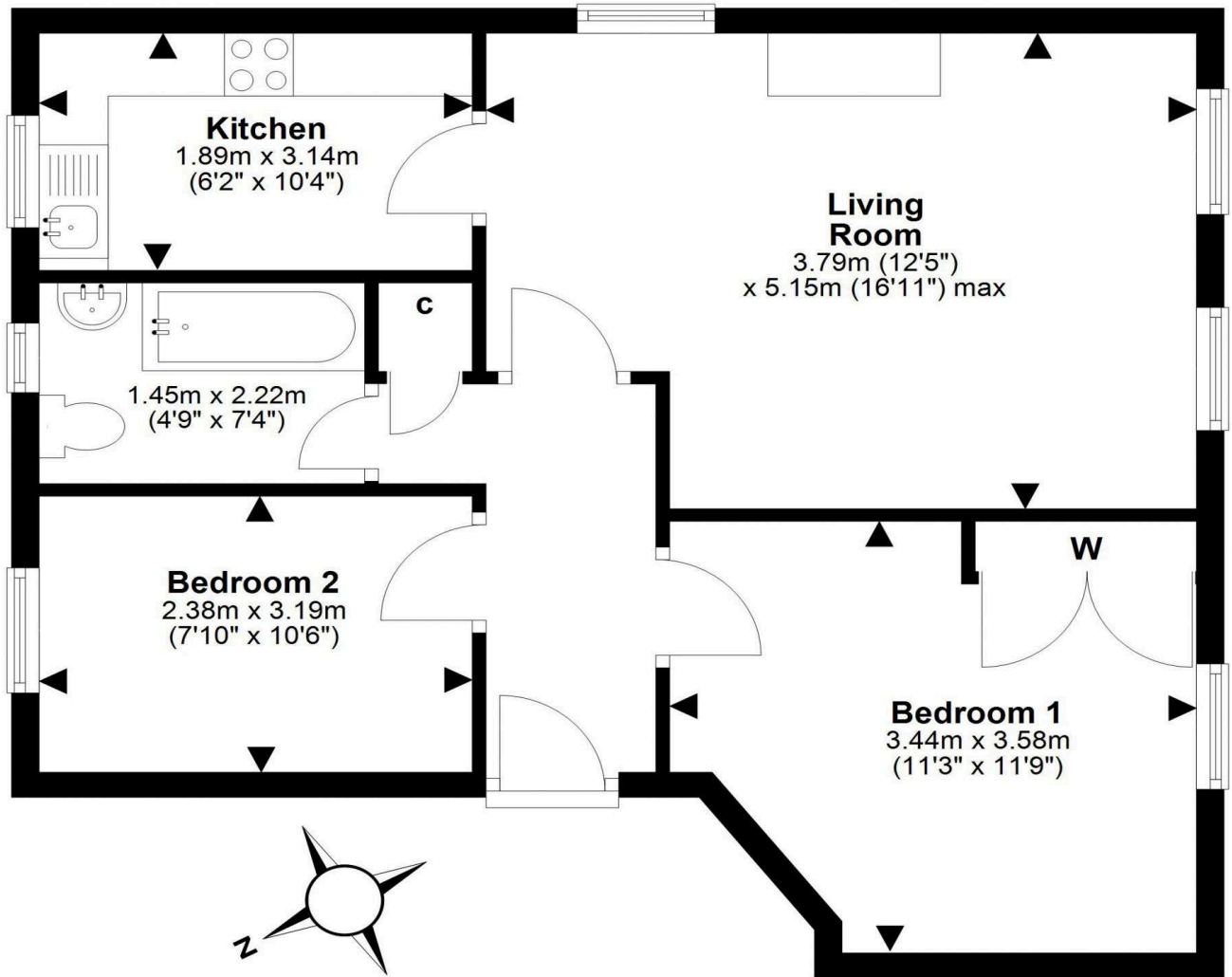
To include the white goods, curtains/blinds, carpets, and light fittings. Other items are open to separate negotiation.

### OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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