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Offers Over

£165,000

15/4 Loganlea Road

Craigtintny | Edinburgh | EH7 6NN

This attractive first floor flat forms part of a well kept purpose built block, located on an established residential development, in the popular Craigtintny area of Edinburgh. The property boasts a substantial area of private garden to the rear of the building and would be well suited to first-time buyers, professionals or those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Private Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation is presented to the market in excellent move-in condition and briefly comprises a welcoming entrance hallway with useful storage and utility cupboard, a stylish modern fitted kitchen with appliances and open shelving, and a bright and airy south-east facing reception/dining room with additional storage. There are two well-proportioned double bedrooms and a contemporary shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens & Parking

A real feature of this property is the superb, beautifully maintained private rear garden. Fully enclosed and predominantly laid to lawn, it features a raised bed and pond, creating a peaceful and attractive outdoor space ideal for relaxing and enjoying the garden. The property also benefits from access to a well-maintained communal drying green, while on-street parking is available to the front and throughout the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).



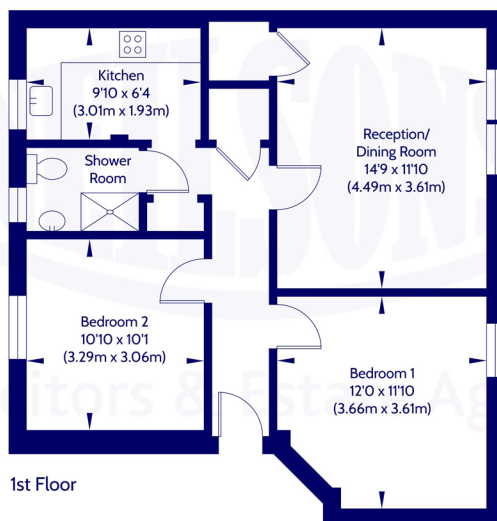


Location

Craigentinny is a popular residential area located to the east of Edinburgh. There are good local shopping facilities, schooling for all ages, and regular bus services provide access to most parts of the city. A large Morrisons supermarket is a short walk away. Close by is Meadowbank Retail Park and the shops of Portobello High Street, while a little further afield is Asda at The Jewel and Fort Kinnaird with its selection of high street stores. Portobello beach and promenade is also within easy walking distance. Access to Edinburgh City Centre is found on all the major bus routes, with Ocean Terminal and the fashionable Shore area of Edinburgh also within easy reach.



Approx. Gross Internal Floor Area 59 Sq M / 637 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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