

19/2 Loaning Crescent, Edinburgh, EH7 6JR
Offers Over £160,000



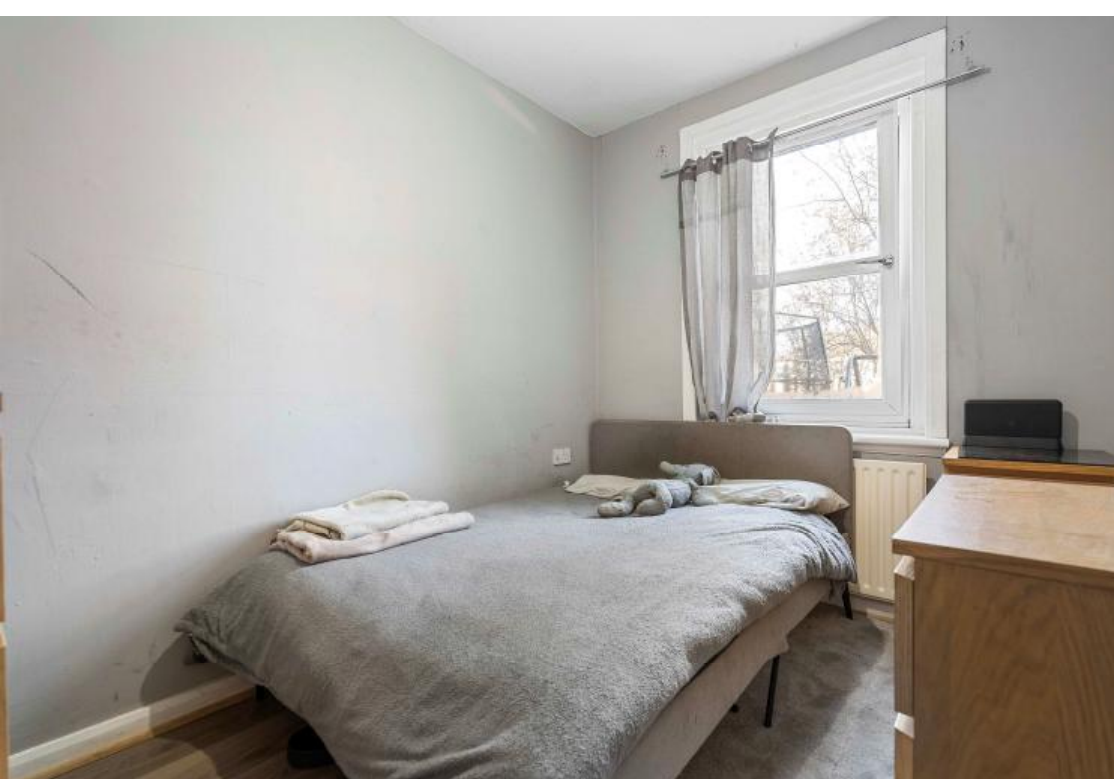


This bright and well-presented two-bedroom ground floor flat at 19/2 Loaning Crescent is situated in a popular residential area to the east of Edinburgh city centre.

The property offers comfortable accommodation throughout, including a welcoming entrance hallway, a spacious lounge filled with natural light, a fitted kitchen, two well-proportioned bedrooms, and a bathroom.





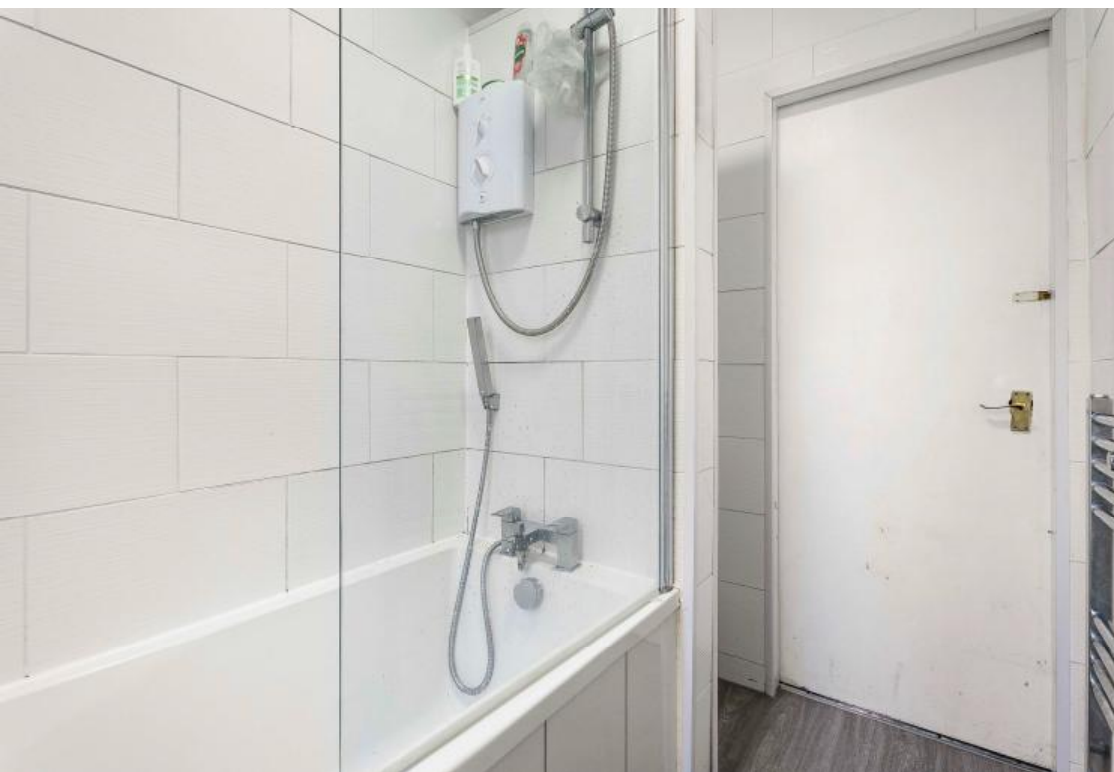


A key feature of the property is its excellent outdoor space, benefiting from a private front garden as well as access to a communal rear garden/drying green.

The flat also enjoys ample unrestricted on-street parking and is set within a quiet, established neighbourhood.

Further advantages include gas central heating and double glazing, ensuring comfort and efficiency year-round.

The surrounding area provides a range of local amenities and is within easy reach of Meadowbank, Leith Links, and convenient transport links into Edinburgh city centre, making it an ideal home for first-time buyers, downsizers, or investors alike.





Loaning Crescent is situated in a well-established residential area to the east of Edinburgh city centre, offering a convenient and well-connected setting. The neighbourhood benefits from a good selection of local amenities, including shops, supermarkets, cafés, and schools, while larger retail options can be found nearby at Meadowbank Retail Park. For outdoor space, residents are within easy reach of Leith Links, a popular green space ideal for walking and recreation. The area is also well served by frequent bus routes, providing quick and easy access into the city centre and surrounding districts, making it an appealing location for commuters and those seeking a balance between urban convenience and a quieter residential environment.

Get in touch



0131 644 6060



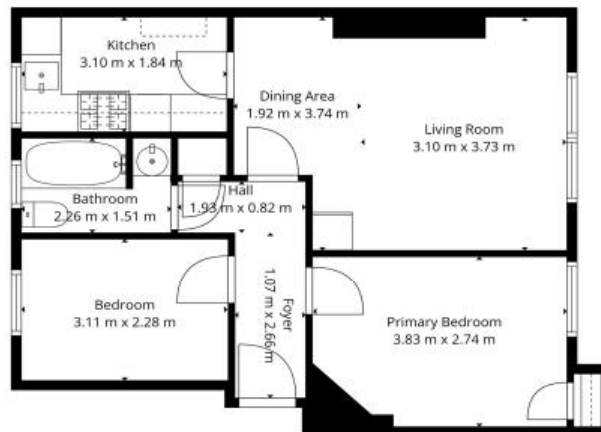
sales@monarch-legal.co.uk



monarch-legal.co.uk

19/2 Loaning Crescent
Edinburgh, EH7 6JR
Approx. Gross Internal Area:
559.723 Sq Ft (52 Sq M)

For identification purposes only. Not to scale.



Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.