3 (flat 6) Loganlea Drive, Craigentinny, Edinburgh, EH7 6LS

Connor Malcolm

3 (flat 6) Loganlea Drive | Craigentinny | Edinburgh | EH7 6LS

Description

Particularly appealing dual-facing top floor flat representing an ideal home for an individual or couple. Quietly positioned in the sought after Craigentinny area, conveniently placed for easy access to the City Centre, excellent local amenities and within walking distance of Portobello's picturesque beach.

Features

- Well-connected leafy suburb
- Large living room/dining room with twin window
- Fitted kitchen
- Double bedroom with built in wardrobe
- Bathroom with white suite and shower
- Gas central heating and double glazing
- Secure entry system
- Private garden area
- Communal rear garden
- Unrestricted on-street parking

Actual photographs of rooms are in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

Extras

The blinds, oven, washing machine, fridge and freezer are included.

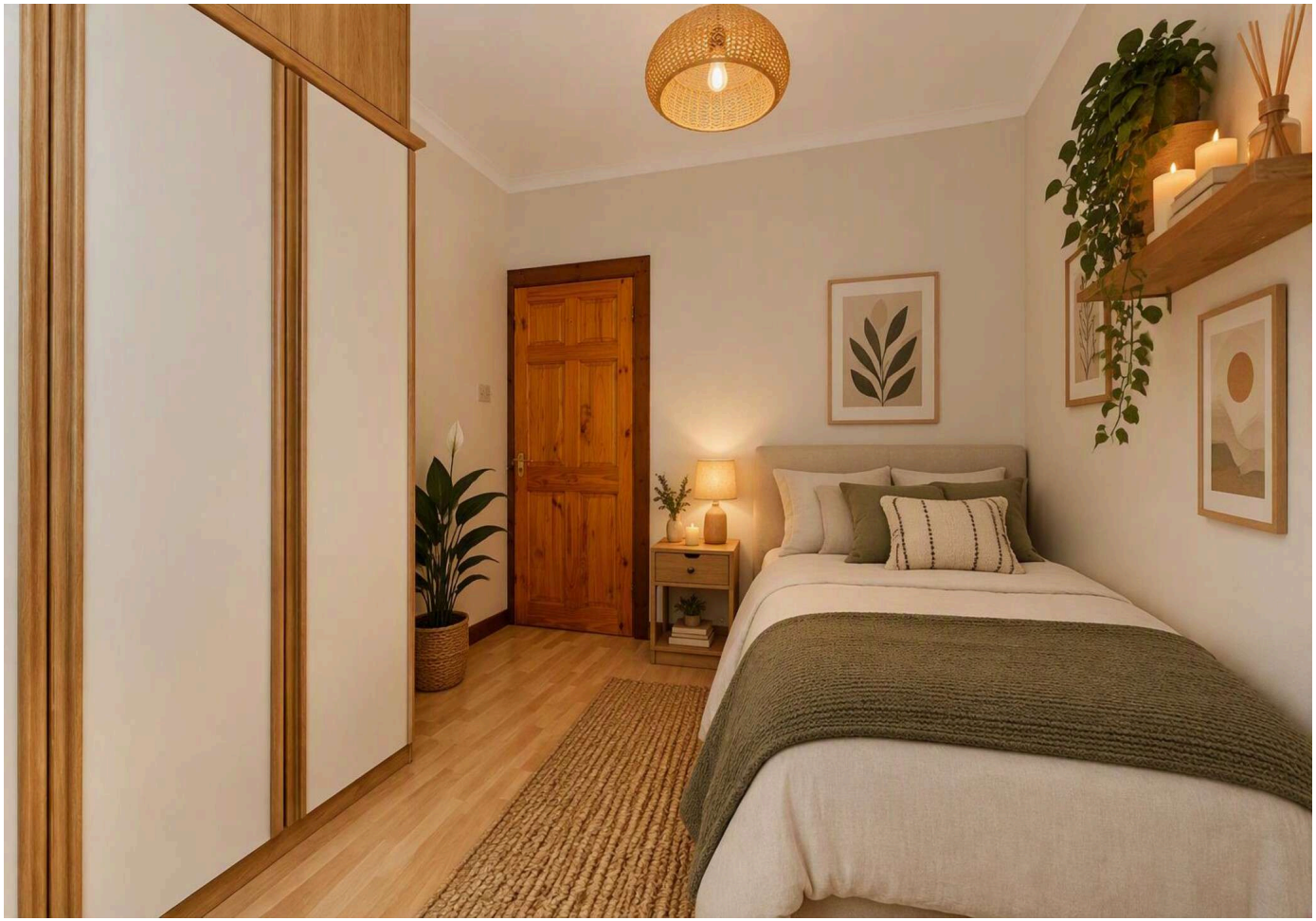
EPC Rating: D

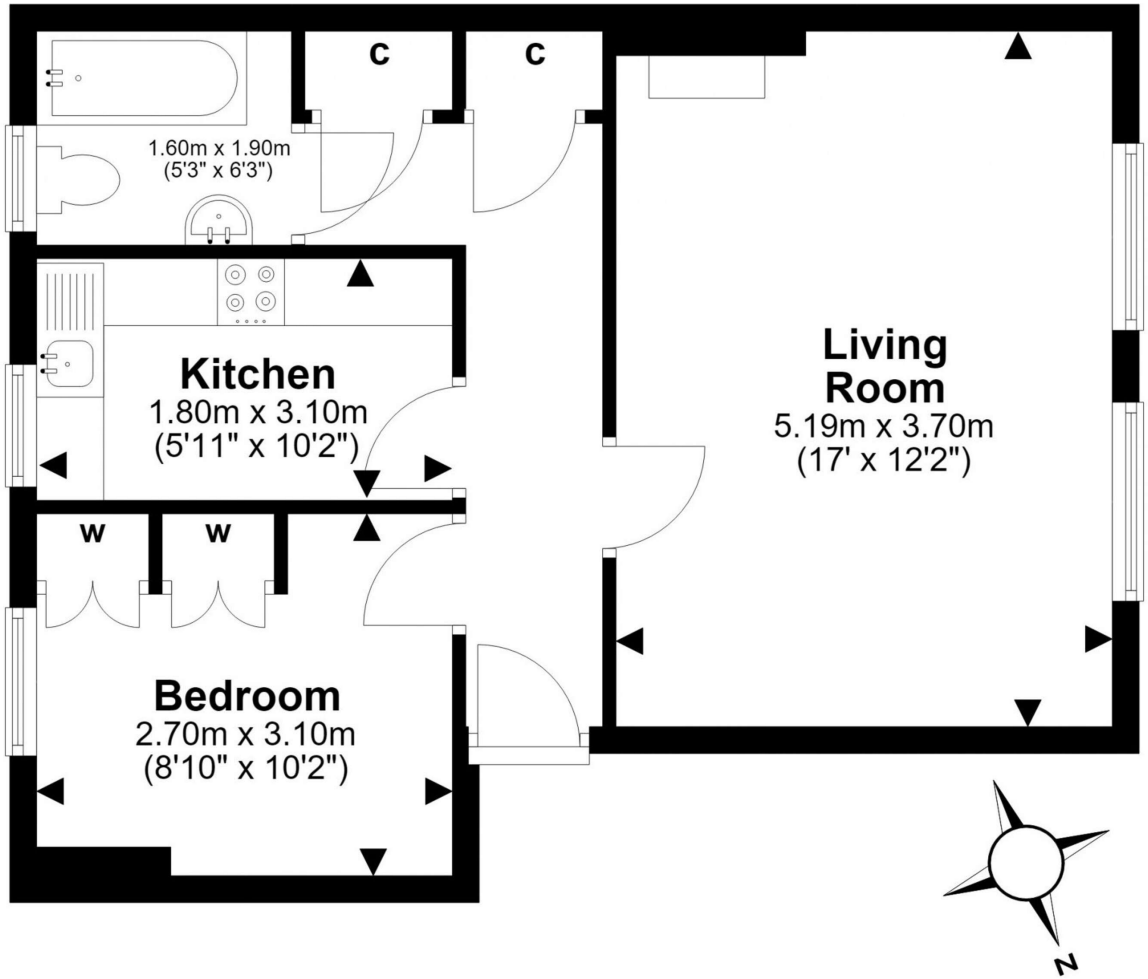
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

Location

Lying north-east of Edinburgh, the suburb of Craigentinny 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 Craigentinny Golf Course will no doubt appeal to golf enthusiasts. Craigentinny 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.





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.

Connor Malcolm

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

espc