



Solicitors & Estate Agents



Offers Over

£165,000

7/2 Loganlea Place

Craigentinny | Edinburgh | EH7 6PE

This spacious and bright upper flat, is pleasantly located within the popular Craigentinny area of Edinburgh, close to a host of fantastic amenities and commuting links. The property which would ideally suit the first time buyers or young professionals benefits from internal viewing to be fully appreciated.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  On Street Parking
-  EPC Rating – C
-  Council Tax Band – C



virtually staged by HOMELii

Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned and bright lounge/dining room, fitted kitchen overlooking the rear, light and airy principal bedroom with fitted wardrobes, second good sized bedroom and modern shower room. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



virtually staged by HOMELii

Extras

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

Gardens & Parking

There is a section of private garden to the rear together with a communal drying green. On-street parking can be found to the front and surrounding area.

Viewing

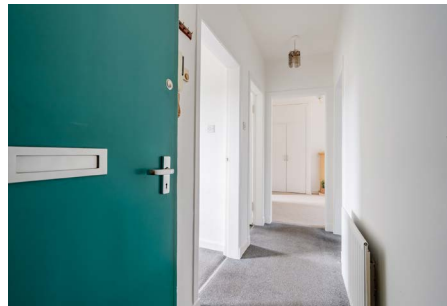
Please contact Neilsons on 0131 625 2222.





Location

Craighentigny 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 55 Sq M / 587 Sq Ft.

1st Floor



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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