



**31/5, Loganlea Drive, Edinburgh, , EH7 6LS**

Immaculately Presented One-Bedroom Flat with a Private Garden

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# Property Description

Immaculately presented, one-bedroom, dual-aspect, second-floor (top) flat, with a private garden plot. Located in the popular Craigentinny area, to the east of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, a kitchen, a double bedroom, and a bathroom.

Freshly prepared for the market and ready to move in. Featuring a stylish fitted kitchen and bathroom, continuous modern flooring, and contemporary internal doors.

In addition, there is double glazing, gas central heating, a separate utility cupboard, and a secured entry system. Externally, there is a private plot and a shared drying green to the rear, with ample unrestricted parking to the front.

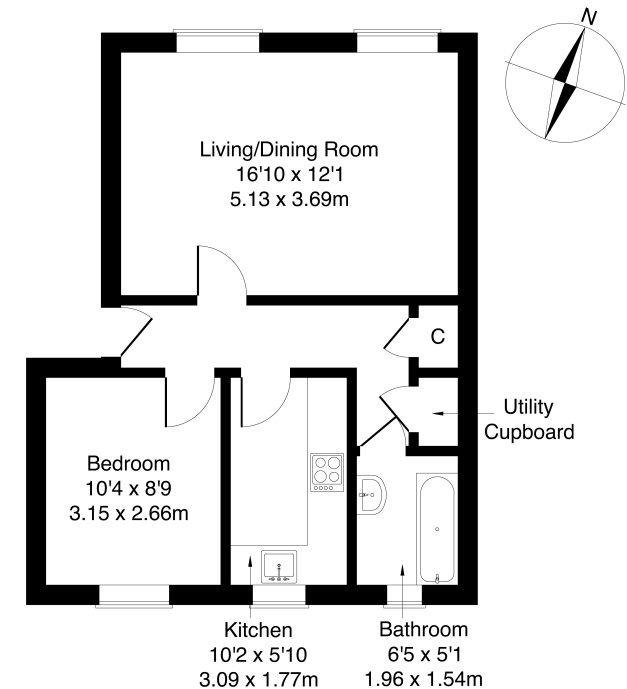
A welcoming entrance provides access to all rooms, leading into the bright and spacious living/dining area, which features contemporary wood-effect flooring and two large windows that flood the space with natural light—ideal for both relaxation and entertaining. The modern fitted kitchen boasts wood-effect countertops, a sleek tiled splashback, a stainless steel sink with drainer, and integrated appliances including an oven, gas hob with canopy, and a fridge/freezer.

The bedroom is tastefully decorated in light tones, enhancing the natural light, and is finished with soft carpeted flooring for added comfort. Completing the property is a fully tiled bathroom comprising a stylish three-piece suite with a shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (484 sq ft - 45 sq m.)



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Craigentinny is a well-regarded residential district situated to the east of Edinburgh city centre, offering a variety of family-sized homes in a convenient and established setting. The area benefits from a good selection of local amenities, including a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Shopping Park, and a large Aldi in nearby Portobello, while Fort Kinnaird provides an extensive choice of high street retailers, restaurants, and a multiplex cinema. Portobello's vibrant High Street features an array of independent shops, including cafes, a bookshop, a butcher, a fishmonger, a bakery, and a greengrocer,





with the popular Portobello Beach and its scenic promenade offering attractive outdoor space. Residents also enjoy easy access to the expansive green spaces of Holyrood Park and Arthur's Seat, alongside the well-equipped Portobello Leisure Centre, which includes swimming pools, a gym, fitness studios, Turkish baths, and soft play facilities. Excellent public transport links and road connections—including the A199, A1, and Edinburgh City Bypass—make commuting straightforward, while the area is served by a strong selection of respected schools for all age groups.







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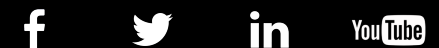
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Estate Agents and Solicitors



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