



24/5, Loganlea Drive, Edinburgh, EH7 6LG

Beautifully Presented, Two-Bedroom, Second-Floor Flat

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Property Description

Beautifully presented two-bedroom second-floor flat with access to a shared garden plot. Situated in the Craigenfinny area to the east of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms and bathroom.

Finished with contemporary décor throughout, featuring a quality fitted kitchen with wood worktops and a modern bathroom. Further benefits include gas central heating, double glazing and built-in storage.

Externally, there is a private garden plot to the rear, along with a communal drying green and on-street parking to the front and surrounding area.

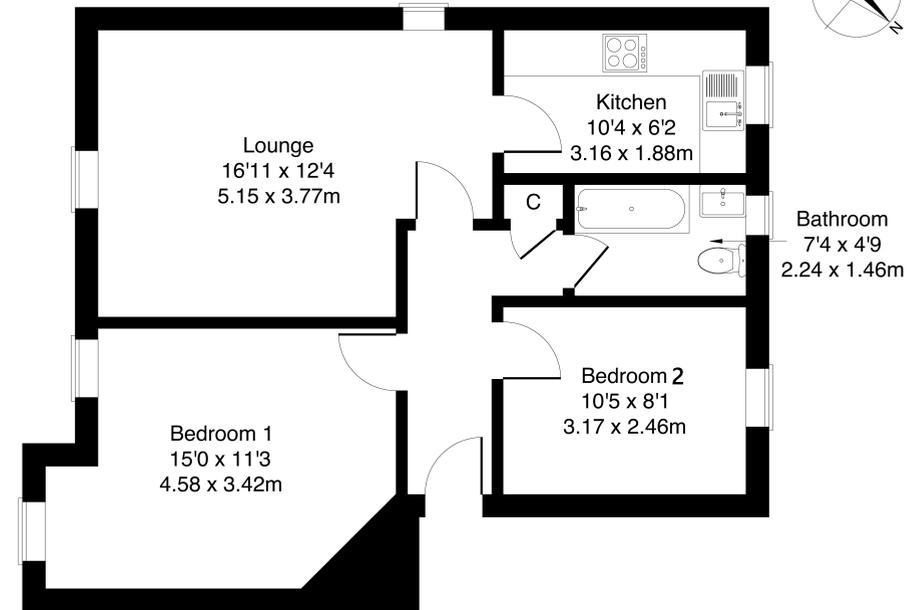
The welcoming entrance hallway provides access to all rooms throughout the property. The well-proportioned living room is a bright and comfortable space, featuring carpeted flooring, a central light fitting, an attractive fireplace and a large window that floods the room with natural light, offering ample space for both lounge and dining furniture. Accessed from the living room, the modern fitted kitchen is well laid out and includes wood-effect flooring, wooden worktops, a tiled splashback, spotlighting and a sink with drainer. Appliances comprise a gas cooker, washing machine, fridge and freezer.

Bedroom one is positioned off the hallway and is a generous double, complete with carpeted flooring, a central light fitting, a fireplace and space for freestanding furniture. The second bedroom, located across the hall, is also well-sized and features carpeted flooring and a central light fitting, making it ideal as a guest room, home office or additional double bedroom. Completing the accommodation, the modern three-piece bathroom is located next to a useful built-in storage cupboard and includes wood-effect flooring, spotlighting, a tiled splashback surround and a ladder-style radiator.



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Approximate Gross Internal Area: (624 sq ft - 58 sq m.)



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

Area Description

Craigenfinny is a well-regarded residential district located to the east of Edinburgh city centre, offering a range of family-sized homes in an established and convenient setting. The area benefits from an excellent 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. For extensive shopping and leisure options, Fort Kinnaird Retail Park provides a wide array of high-street stores, restaurants, and a multiplex cinema. Portobello's vibrant High Street features numerous independent shops such as cafes, a bookshop, a butcher, a fishmonger, a bakery, and a greengrocer. Residents also

enjoy the popular Portobello Beach with its scenic promenade, along with access to the expansive green spaces of Holyrood Park and Arthur's Seat. The well-equipped Portobello Leisure Centre offers 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, ensure easy commuting. The area is also served by a strong selection of well-regarded schools catering to all age groups.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

