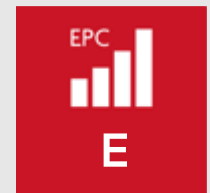
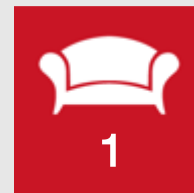




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The right way to move

12/3, Loaning Crescent,
Edinburgh EH7 6JN





Summary

This well-proportioned first floor flat offers spacious accommodation in the popular residential area of Craightinny, ideal for first-time buyers or investors. The property comprises a bright living/dining room, generously sized double bedroom, a well-appointed kitchen, and a bathroom with electric shower. Craightinny is a popular residential area of Edinburgh, which lies to the east of the City Centre. Adjoining Portobello offers a wealth of local amenities, sporting and recreational facilities.

Features

- Located in popular residential area of Craightinny
- One bed first-floor flat with a spacious layout
- Open-plan living/dining area
- Generous double bedroom
- Kitchen with efficient layout and space for appliances
- Bathroom with shower over bath
- Ample unrestricted on-street parking
- Excellent public transport links and nearby road access (A1/City Bypass).
- Close to Portobello Beach and Holyrood Park

Room Measurements

Living/Dining 13'11" x 13'4" (4.25m x 4.07m)

Kitchen 10'9" x 9'7" (3.29m x 2.93m)

Bedroom 13'11" x 11'9" (4.25m x 3.58m)

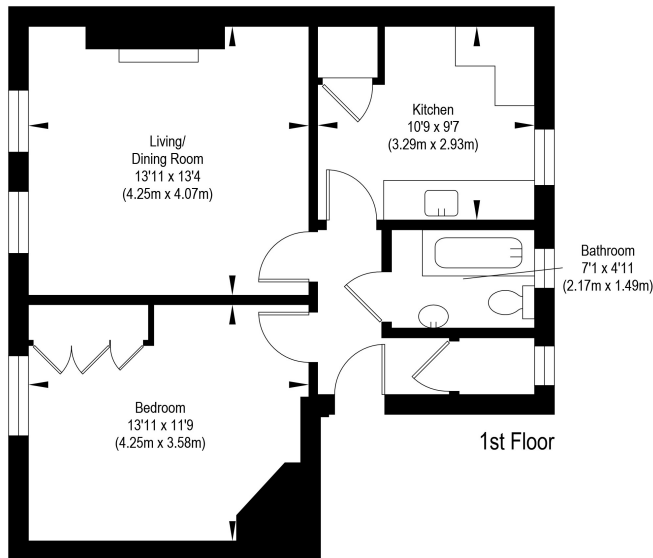
Bathroom 7'1" x 4'11" (2.17m x 1.49m)



Floorplan



Approx. Gross Internal Floor Area 52 Sq M / 559 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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