



## 31 Loganlea Place, Craigentenny, Edinburgh, EH7 6PE

Beautifully-Presented Two Bedroom Lower Villa

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# Property Description

Beautifully-presented two bedroom lower villa, with a private garden and a double driveway, located in the established residential area of Craightinny, north-east of Edinburgh city centre.

Comprises: an entrance hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

Tastefully finished throughout, the property is in ready-to-move-in condition, with a selection of quality furniture also available for inclusion in the sale.

Highlights include a fitted kitchen with appliances, contemporary flooring and lighting, a stylish shower room, remotely controlled smart gas central heating, and double glazing.

Externally, there is a generous mono-blocked driveway to the front, a shared drying green to the rear, and an enclosed garden plot with a lawn and store shed.

The welcoming hall gives access to all rooms except the kitchen and features contemporary wood-effect flooring which runs continuously into both bedrooms and the lounge. Set to the front, an attractive public room offers covings, a central pendant light fitting, and space for both lounge and dining furniture.

Open to the lounge, the kitchen has a rear-facing window, with modern fitted units, real wood worktops, a sink with drainer, a fridge/freezer, washing machine, and an integrated oven and gas hob with a tiled backsplash.

Also rear-facing and overlooking the garden, the first bedroom has ample space for freestanding storage and includes two pendant light fittings, while front-facing bedroom two has a built-in store recess and a pendant light fitting.

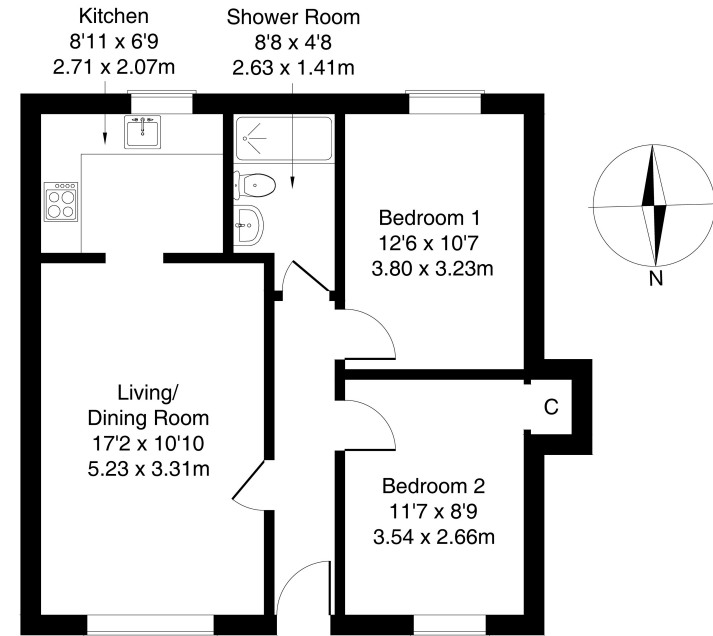
Completing the accommodation, the stylish and fully-tiled shower room is set off the hall with a rear-facing window and is fitted with a contemporary two-piece suite, and a walk-in cubicle with built-in shelving and a mains rainfall showerhead.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (581 sq ft - 54 sq m.)



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

# Area Description

Craightinny is a popular residential area consisting of a mixture of family-sized homes, and is located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Shopping Park, and an extensive range of high street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open spaces and the famous seafront promenade, whilst the

extensive Holyrood Park and Arthur's Seat parklands are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east of city centre location gives good road links in and out of the city via the A1 and A199 and has regular public transport services available from Craightinny Avenue, Craightinny Road, and Moira Terrace.





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