



17/5, Loganlea Terrace, Craigentinny, Edinburgh, EH7 6NS

Bright & Well Presented, Two-Bedroom, Second (top) Floor Flat

Up to date price and viewing info at mov8realestate.com/property

Property Description

Bright and well presented, two-bedroom, south-facing flat with a private garden plot, set on the second (top) floor of an established residential development. The property is located in the popular Craigentinny area, east of Edinburgh city centre.

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

With light modern decor throughout, features include well proportioned room sizes, a modern kitchen, bedroom wardrobes, and gas central heating (new boiler fitted in 2020 with a 10-year warranty).

In addition, there is a secured entry system, a shared drying green, and an enclosed private garden plot with a store shed to the rear.

The hallway gives access throughout, and has a built-in store cupboard, carpeted flooring, and the secured entry handset. Southerly-facing to the front, the dual-aspect living room has space for both lounge and dining furniture, and features carpeted flooring, coving and a feature fireplace.

The kitchen is rear-facing off the lounge, and has modern fitted units, wood-effect worktops, stainless steel sink, a tiled surround, washing machine, and an electric cooker unit.

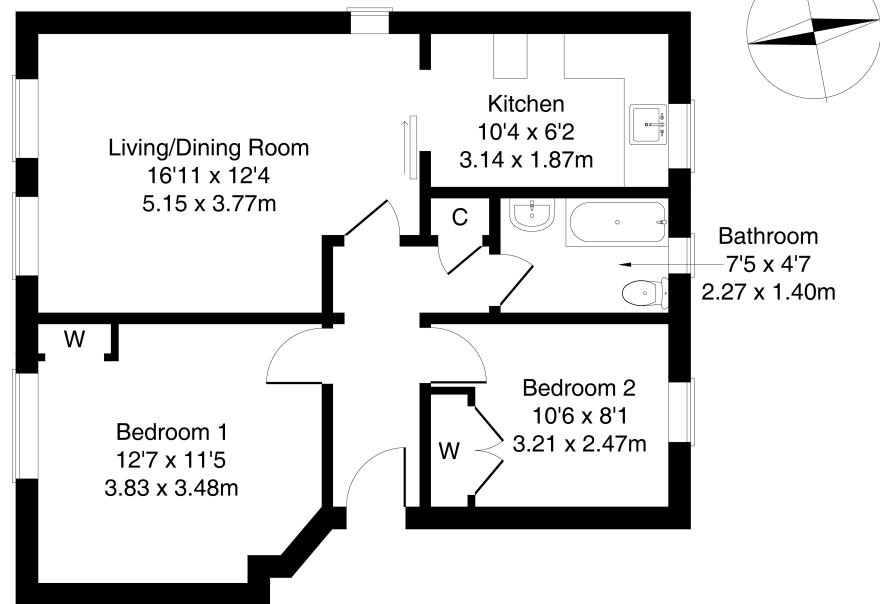
Two well proportioned double bedrooms are set to either aspect, both with carpeted flooring and built-in wardrobes. Completing the accommodation, the bathroom has a rear-facing window, and is fitted with a two-piece suite and bath, including a shower unit and tiled splash walls.

A 360 Virtual Tour is available online.



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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

Craigentinny 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 Craigentinny Avenue, Craigentinny Road, and Moira Terrace.





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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



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