



Nicely situated in a very pleasant street, this is a SECOND FLOOR FLAT in a block of only six and offered for sale at a very reasonable price. It has been freshly decorated and would be ideal for first time buyers, or investors who could expect an attractive yield.

Hall, Lounge, Kitchen; 2 Good Bedrooms & bathroom.

Double Glazing; Gas Central Heating; shared Gardens & free on street parking.

Viewing : Call 07776 198 960 (Agent)

Offers Over £125,000

Location

Loganlea Gardens enjoys a central location just two miles east of Edinburgh's city centre in an area extremely popular due to the vast range of amenities within easy reach. Those include a selection of very good local shops, both in neighbouring Restalrig Village and "Jock's Lodge", or indeed in Piershill where there is a Morrisons supermarket. Regular buses also pass by and motorists can quickly access the bypasses leading onwards to the motorway network. Leisure is well catered for too, with newly transformed and soon due to open, Meadowbank Sports Centre along the road; Holyrood Park, Lochend Park, or even the seafront down at Portobello which is less than half a mile to the east.

The Property

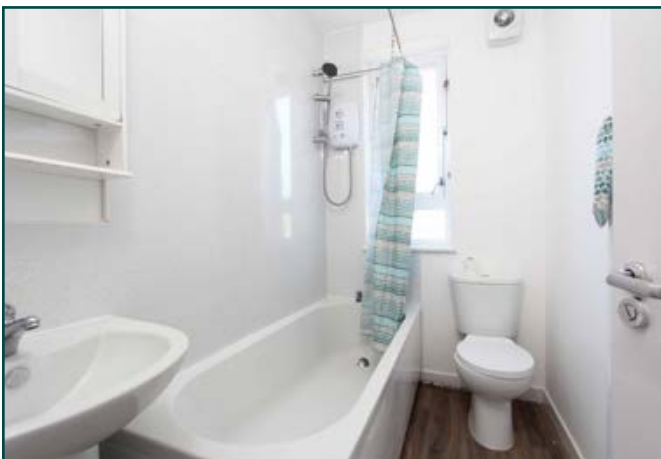
Properties such as this are always in good demand, particularly if located in a nice street. This is one such instance. Ex Council and therefore offering very good sized rooms, the flat is on the second floor within a block of only six. There is double glazing and gas central heating and the flat benefits from a shared garden to the rear. The outlook to the front is pleasant and Arthurs Seat can be seen to the South East, from the kitchen. Whether owner occupier or investor (very good yield expected), this is an ideal opportunity.

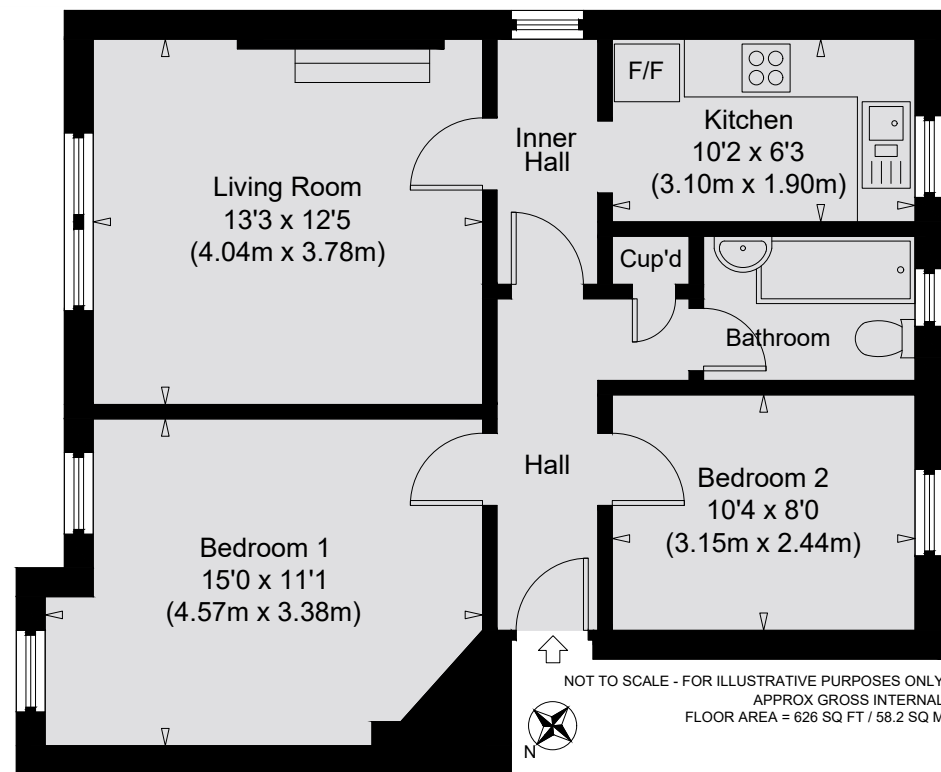
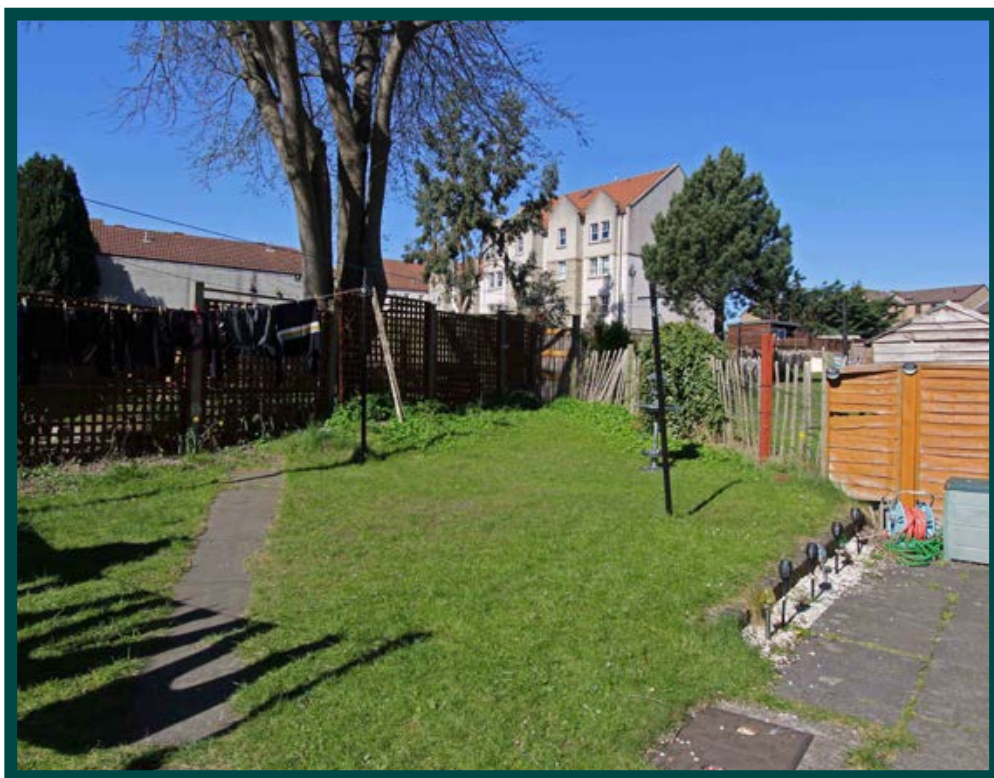
Home Report : A copy of the Home Report can be downloaded from ESPC.com

Home Report Value: £130,000

Energy Performance Certificate : Rated "D".







Photography and floor plan by **MARKETING SOLUTIONS** 07876015710

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