



GIBSONKERR
Personal, Family Law & Property

Flat 6, 29/6, Loganlea Drive
Craigentinny, Edinburgh, EH7 6LS



Property Summary

This one-bedroom second-floor flat forms part of an established residential development with a central location in popular Craigtintny. Ideal for first-time buyers, professionals, and couples, it offers easy access to Portobello Beach, Leith and the City Centre. The home itself is neutrally presented throughout, enjoying a bright and airy living space, a quality kitchen, and a three-piece bathroom enveloped in sandy-toned tiles. In addition, the property has a private section of garden which is enclosed – perfect for enjoying the summer months with friends and family.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, an undercounter fridge with a freezer compartment, and a washing machine to be included in the sale.

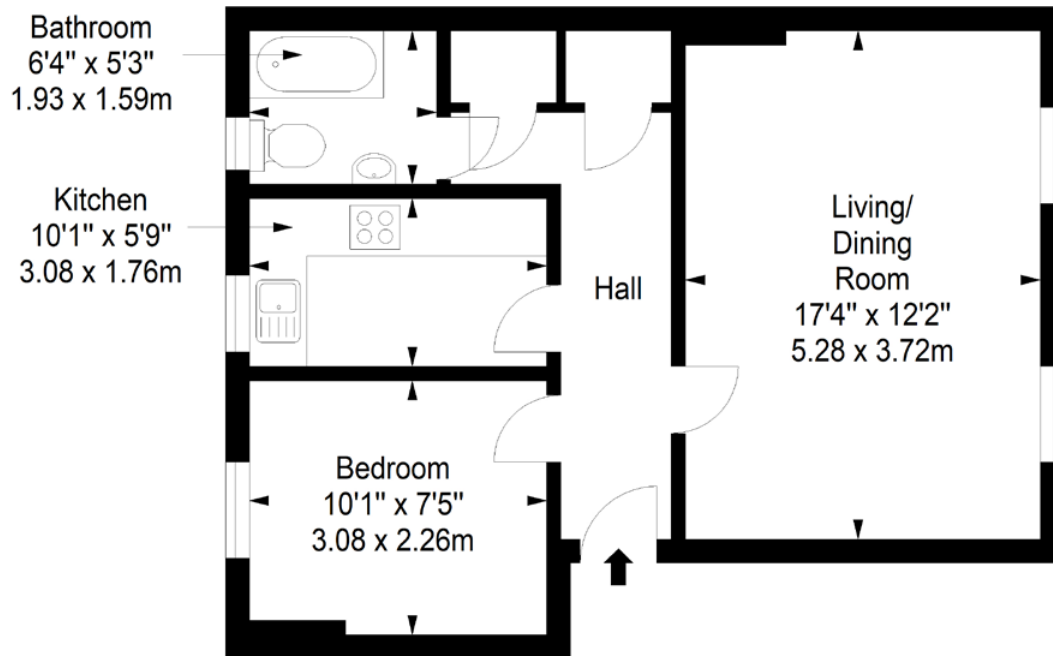
Features

- A charming second-floor flat
- Located in sought-after Craigtintny
- Lightly decorated interiors
- Welcoming hall with two cupboards
- Southeast-facing living/dining room
- Monochrome-inspired kitchen
- One bright bedroom
- 3pc bathroom with overhead shower
- Enclosed private garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- Recently installed boiler with warranty until 2031
- EPC Rating - D



Floorplan

Second Floor
Approx. 46.8 sq. metres (503.7 sq. feet)



Total area: approx. 46.8 sq. metres (503.7 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.