



Solicitors & Estate Agents



18/2 Loganlea Avenue

Craighentenny | Edinburgh | EH7 6NY

This well-proportioned ground floor flat offers an excellent opportunity for a purchaser seeking a property with generous accommodation and private outdoor space in a convenient Edinburgh location. Requiring a degree of modernisation, the property provides an appealing opportunity to create a comfortable home tailored to individual tastes and requirements.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Private Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The property is approached via a welcoming hallway, which provides access to the principal accommodation and benefits from useful storage. The front-facing reception room is a bright and well-proportioned space, enjoying natural light through two windows. A feature fireplace provides a focal point, while additional storage is also provided. The kitchen is fitted with a range of wall and base units, complemented by tiled splashback areas.

There is ample workspace and provision for freestanding white goods, offering a practical foundation for future enhancement. There are two well-proportioned double bedrooms. The principal bedroom is positioned to the rear and benefits from a pleasant outlook through two windows, together with built-in wardrobes and additional storage. The second double bedroom enjoys a front aspect and provides excellent flexibility for family, guests, home working or hobbies. Completing the accommodation is a fully tiled bathroom, fitted with a three-piece white suite incorporating a bath with electric shower over. With its generous proportions, two double bedrooms and private gardens, this property offers considerable potential for buyers looking to modernise and add their own style.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from a private front and side garden, predominantly laid to lawn and offering valuable outdoor space. There is also access to a communal rear drying green, while on-street parking is available nearby.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

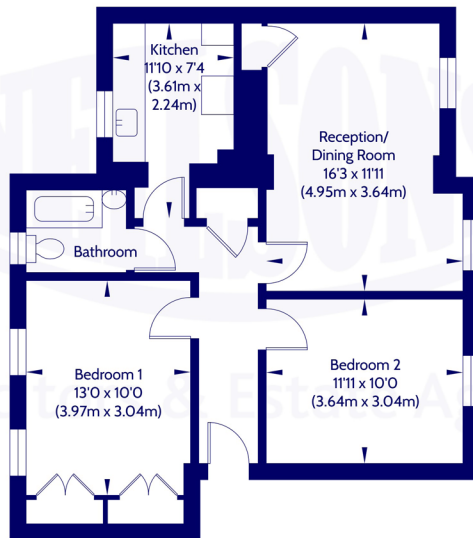
Loganlea Avenue is situated within a well-established residential area to the east of Edinburgh city centre, providing a convenient base for accessing the city's many amenities while enjoying a quieter residential setting. The surrounding area offers a good selection of local shops and everyday amenities, with further extensive shopping and leisure facilities available within easy reach. Nearby Leith Walk and Easter Road provide a diverse range of independent shops, cafés, restaurants, bars and other local services, while Meadowbank offers additional retail and recreational facilities. For those who enjoy outdoor pursuits, there are several parks and green spaces within the surrounding area, providing opportunities for walking, exercise and recreation. Holyrood Park and Arthur's Seat are also readily accessible, offering some of Edinburgh's most distinctive outdoor spaces and panoramic city views. The property is well positioned for access to Edinburgh's excellent public transport network, with regular bus services operating nearby and providing convenient connections into the city centre and surrounding districts. The city centre is easily accessible, making the property particularly suitable for commuters and those wishing to take advantage of Edinburgh's extensive employment, cultural and leisure opportunities. Road connections are also convenient, with access to the city's main arterial routes providing links towards Leith, Portobello, the City Bypass and destinations beyond Edinburgh.





Approx. Gross Internal Floor Area 61.03 Sq M / 657 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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