



5/2 Loganlea Road, EDINBURGH, EH7 6NL



Welcome

Welcome to Loganlea Road, situated within the popular residential area of Restalrig, this two-bedroom ground floor flat offers an excellent opportunity for first-time buyers, couples and those seeking the convenience of single-level living. The property benefits from a private front garden, providing an attractive outdoor space, together with a gated driveway offering valuable off-street parking. To the rear, a shared drying green provides additional outdoor space, while further on-street parking is available. Restalrig is a well-established residential area of Edinburgh, ideally positioned for access to a range of local amenities, transport links and recreational facilities. The property's ground floor position, private garden and parking provision combine to make this an appealing option for a variety of buyers. Early viewing is recommended to appreciate the potential and convenience this property has to offer



- Reception hallway
- Front facing living room
- Fitted kitchen
- Two double bedrooms
- Bathroom presented as a wet room
- Gas central heating
- Double glazing
- Private garden to the front
- Gated driveway with further on street parking available
- Shared drying green to the rear



Restalrig

Restalrig is a popular residential area to the east of Edinburgh city centre, offering a convenient balance of local amenities and excellent transport connections. A range of shops, supermarkets, cafés and everyday services can be found nearby, with further extensive shopping and leisure facilities available at Meadowbank Retail Park and Fort Kinnaird. The area is well placed for access to Leith, Portobello's beautiful beachfront and the city centre, while nearby parks and green spaces provide opportunities for outdoor recreation. Regular bus services operate throughout the area, offering convenient connections to Edinburgh city centre and surrounding districts, with nearby road links providing easy access to the wider city and beyond. Restalrig is an appealing choice for first-time buyers, professionals, couples and families seeking convenient city living within an established residential community

Extras

The kitchen appliances, curtains and blinds are included.



Get in touch

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

