


RALPH SAYER
SOLICITORS & ESTATE AGENTS

# 31/2 Loganlea Drive

Craigentinny, Edinburgh EH7 6LS

# 31/2 Loganlea Drive

Set on a quiet corner plot behind privot hedges in the popular Craigentinny neighbourhood, this two bedroom ground floor flat offers a peaceful retreat with the convenience of great transport links, and with Craigentinny golf course only a short walk. Craigentinny early learning centre is conveniently set opposite the flat, along with a play park across the road and Craigentinny primary school is just around the corner. Enjoy the benefits of a well-maintained private front garden and shared drying green to the rear. The property is well presented and ready to move into. There is ample storage, a spacious lounge/diner, ideal for entertaining, fitted kitchen, two well proportioned double bedrooms, and a three piece shower room with.

*Extras: fitted floor coverings, light fittings, integrated kitchen appliances, are to be included in the sale. Can also include any/all furniture*

## Property Summary

- Ground floor flat in popular Craigentinny
- Spacious lounge diner
- Fitted kitchen
- Two well-proportioned double bedrooms
- Stylish shower room
- Gas central heating & double glazing
- Private front garden area and shared drying green to the rear
- Un-restricted on-street parking
- EPC Rating - D | Council Tax Band - B

**Home Report Value - £165,000**









Ground floor flat, on quiet corner position with private front garden















CRAIGENTINNY GOLF COURSE



PRIVATE FRONT GARDEN



PLAY PARK OPPOSITE

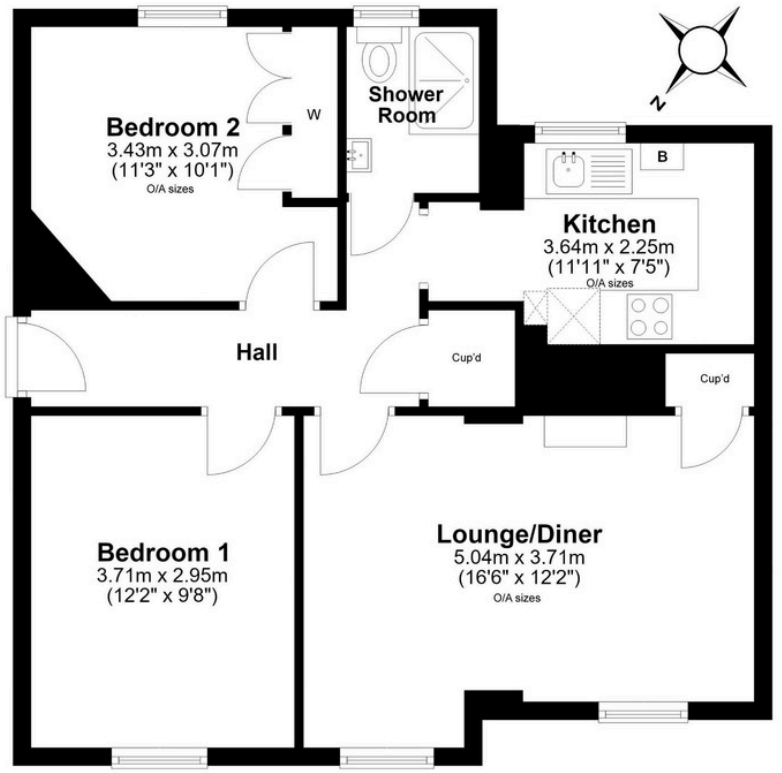
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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP




**Ground Floor**
Approx. 59.2 sq. metres (637.2 sq. feet)

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DISCLAIMER
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

## Location

Craigentinny is a popular residential area in a central location, less than two miles east of the city centre with the beaches of Portobello, 10 minutes from the property. The immediate area offers excellent amenities and outdoor activities including Portobello beach, with swim/fitness centre and Turkish baths and the vast Holyrood Park and Arthurs Seat. Nearby Meadowbank offers a good range of local shops and Meadowbank Retail Park. A little further afield are the excellent shopping facilities of of Fort Kinnaird. For the active type-Meadowbank sports centre is close by and Craigentinny Golf Course is close by. Regular bus services run to the city centre and surrounding areas making this an ideal location.