



10/3 Loganlea Gardens
CRAIGENTINNY | EDINBURGH | EH7 6LH


warners
solicitors & estate agents



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Most appealing two bed first floor flat offering generous sized accommodation, quietly situated within a popular residential area with easy access into the City Centre or to neighbouring Portobello's varied amenities and sandy beach.

This lovely flat will appeal to first time buyers looking to get onto the housing ladder, couples and investors. The well presented and spacious accommodation includes a living room with space for dining, beautifully fitted kitchen featuring white gloss units and eye catching tiled splash-backs, two double sized bedrooms and a bathroom with a mixer shower above the bath. Gas central heating and double glazed windows ensure comfort and warmth. Lying to the rear of the building is an area of private garden and also shared grounds.

- Living/dining room
- Attractively fitted kitchen
- Two double bedrooms
- Bathroom
- Entrance hall with cupboard space
- Gas central heating
- Double glazing
- Private and shared gardens to rear
- Unrestricted on-street parking

All white goods excluding the microwave and all large furniture will be included in the sale of the property. EPC C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Craighentenny is a popular residential area of Edinburgh with its own Golf Course, lying to the east of the City Centre. Schooling is well represented from nursery to senior level and an efficient public transport network operates to other parts of the town and surrounding areas, whilst the A1, City Bypass and Brunstane Railway Station are also within easy reach. The neighbouring seaside suburb of Portobello boasts a white sandy beach and outstanding independent shops and cafes. For sport and fitness enthusiasts, there are classes on the beach and the Portobello Swim Centre offers swimming facilities, a well-equipped gym and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away.



