

COULTERS[©]

117 MOIRA TERRACE

CRAIGENTINNY, EDINBURGH, EH7 6UB

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

117 Moira Terrace is a fantastic three-bedroom maindoor lower villa situated in the residential area of Craigentenny. The property is beautifully presented and in excellent order throughout. Original features have been maintained while tasteful modern upgrades have been completed to create a delightful home that will appeal to a range of buyers including families, professionals and downsizers.

The accommodation, which is all at ground floor level, comprises - vestibule; living room with bay window and fireplace with gas fire; open plan kitchen/dining room with a range of wall mounted and floor standing shaker style cabinets, integrated appliances and a backdoor to the rear garden; three bedrooms, two of which are good size double rooms, stylish shower room and a modern family bathroom with shower over the bath.

KEY FEATURES

-  Beautifully presented lower villa.
-  Three bedrooms including two doubles.
-  Private garden to front and rear.
-  Unrestricted onstreet parking.
-  Within walking distance of Portobello.
-  Excellent local amenities nearby.



The property has double glazed windows throughout, gas central heating operated via a combi-boiler and ample amount of storage.

The property has its own well-presented front garden, and to the rear an enclosed private garden with a shed, decked seating area and grass lawn.

Generous amount of unrestricted on street parking is available.





THE LOCAL AREA

Craightonny is a charming residential area located to the east of Edinburgh's City Centre. Local shopping can be found on Craightonny Road including a pharmacy and convenience store. Portobello, which is within walking distance offers a large range of shopping facilities including an Aldi supermarket and many other amenities such as cafes, restaurants, bank, bakery and beauty salons.

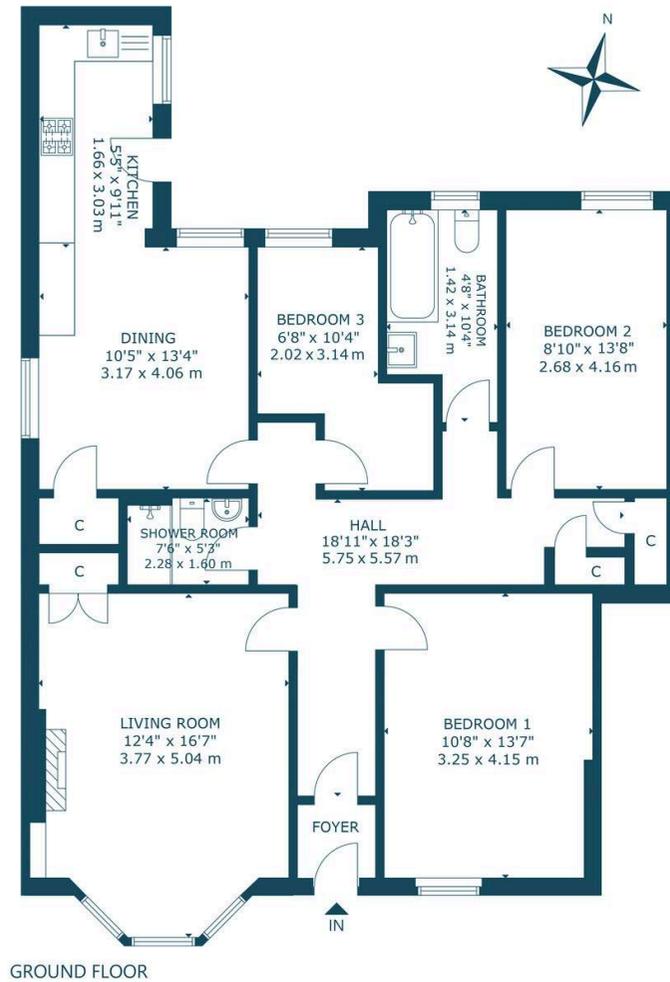
Portobello's famous Promenade and Beach are also within easy reach as are the swimming pool and Tumbles Gym. The area benefits from fantastic schooling nearby. Craightonny has fantastic bus links into the City Centre of Edinburgh.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







GROUND FLOOR

117 MOIRA TERRACE, CRAIGENTINNY, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 1,158 SQ FT / 108 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.