



Solicitors & Estate Agents










Offers Over

£165,000

3a/8 Loaning Road

Craigentinny | Edinburgh | EH7 6JE

A well-proportioned, contemporary top floor flat in a modern yet established residential development, set on a quiet street, moments from excellent amenities, quick transport links and vast open green spaces. Being a top floor flat, it boasts a larger floor space than other properties in the development, with the obvious benefits of no upstairs neighbours. The flat is ideally suited to first time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit Resident Parking
-  Communal Landscaped Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The hallway of this inviting residence boasts ample space with a generous storage closet, which houses the boiler and convenient access to a large private loft space for additional storage needs.

The large front facing lounge/ living room benefits from two wide windows providing unobstructed views of Arthur's Seat. The room is carpeted throughout, and is well proportioned with ample storage space for a dining area.

The kitchen is equipped with fitted ivory base units, an inbuilt cooker hood with extractor fan and chrome shelving, accompanied by matching white tiling in splash areas and painted walls. The kitchen benefits from natural light via a glass block wall.

The first bedroom, located at the rear aspect, offers a comfortable double size and is adorned with neutral decor, complete with a built-in wardrobe for added convenience.

The second bedroom is equally well-proportioned, boasting a triple built-in wardrobe with folding doors.

The bathroom completes the accommodation with a three-piece white suite, vanity storage, and a thermostatic power shower over the bath, all accented by full-height white tiling around.

The property also benefits from a modern combi gas central heating system, and is well insulated with double glazing throughout, ensuring a warm energy efficient home.



Extras

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

Parking and Communal Areas

The property has residents permit parking to the rear within a courtyard setting with an additional visitor's pass for parking, further on street parking is also available. A secured bicycle shed and bin storage can also be found at the back of the property. Further access to a private garden space for all residents.

A factor fee is payable for the upkeep of the communal areas, including the stairs and grounds, and also the block building insurance, this is approximately £90 pcm and payable to James Gibb Property Management.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Craigentinny is a popular residential area located to the east of Edinburgh with many historical buildings near to the property. There are good local shopping facilities, schooling for all ages, easy access to Meadowbank Sports Stadium and a choice of golf courses within a convenient drive. Holyrood Park is also within easy walking distance. Frequent bus services provide access to most parts of the city. A large Morrisons supermarket is a short walk away. Close by is Meadowbank Retail Park (including a large Sainsbury's) and the shops of Portobello High Street, while a little further afield is Asda at The Jewel and Fort Kinnaird with its selection of high street stores. Portobello beach and promenade is also within easy walking distance. Access to Edinburgh City Centre is found on all the major bus routes, with Ocean Terminal and the fashionable Shore area of Edinburgh also within easy reach. The city bypass is easily accessible and provides access to East and Midlothian, Edinburgh Airport and the M8 and M9 motorways.





Approx. Gross Internal Floor Area 52.52 Sq M / 565 Sq Ft.



Third Floor

Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

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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