Harper Macleod LLP
Estate Agents & Solicitors







Offers over £140,000

7/2 Loaning Crescent, Edinburgh, EH7 6JU

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Well Proportioned Ground floor, Two-Bedroom Flat
Private entrance and direct access to a Private garden

A well-proportioned ground floor, two-bedroom flat with a private entrance and direct access to a private garden.

Ground Floor Two-Bedroom Flat; Entrance Hall; Two Storage Cupboards; Dual Aspect Living/Dining Room with Door to Garden; Modern Kitchen; Two Double Bedrooms with Built-In Storage; Modern Bathroom; Private Garden; Shared Drying Green; Gas Central Heating; Double-Glazing.

ACCOMMODATION (WIDEST POINTS)

Living/Dining Room	16'2" x 11'3" (4.93 x 3.45)
Kitchen	8'0" x 7'8" (2.46 x 2.34)
Bedroom 1	15'1" x 12'7" (4.60 x 3.84)
Bedroom 2	12'5" x 9'6" (3.81 x 2.92)



LOCATION

Loaning Crescent is a residential road in the suburb of Craigentinny, to the east of Edinburgh, with good access to both Leith and Portobello. Local shops and takeaways can be found around the corner on Craigentinny Road or Marionville Road, whilst the fashionable cafes, bars and independent stores of Portobello High Street are within easy reach. There are a selection of supermarkets nearby, including a Lidl on Seafield Road, Aldi on Portobello High Street and Morrisons on Portobello Road. The bustling shops, bars and cafes of Easter Road are also within easy reach whilst Craigentinny Golf Course is just moments away. The promenade offers a bracing walk to the popular sandy beach at Portobello. Regular buses run along Craigentinny Road offering links into the city centre and Leith, whilst the motorist can use Seafield Road to gain rapid access to

EXTRAS

White goods included in Sale

EPC RATING

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VIEWING

By appointment only, please Telephone: 0131 554 6244











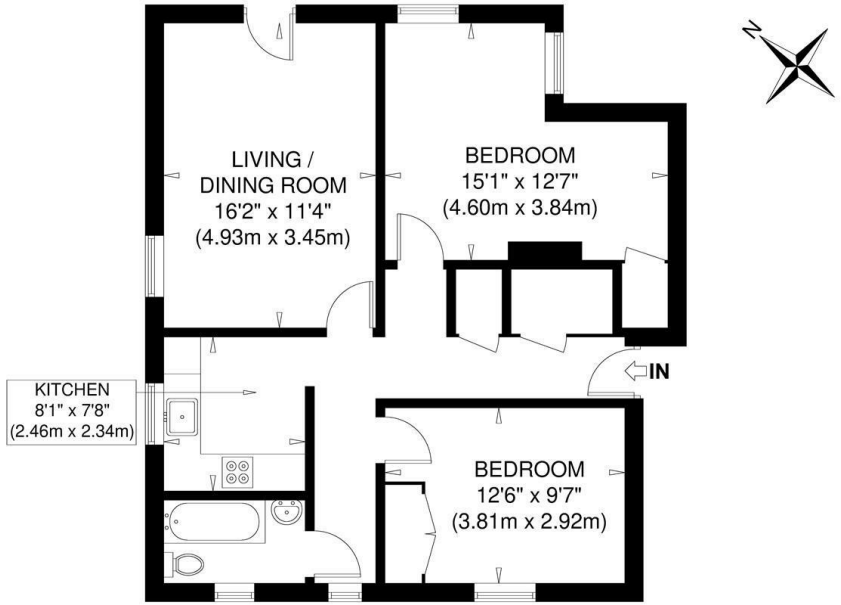












GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 68.5 SQ M / 737 SQ FT

LOANING CRESCENT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 68.5 SQ M / 737 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.