



## 52/3 Moira Terrace, Craigentinny, Edinburgh, EH7 6RY, Edinburgh, EH7 6RY, Craigentinny, Edinburgh East

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Boyd Property are delighted to present to the market this beautiful, light and spacious first floor flat, set within the popular location of Craigentinny, forming part of an established development. The property is offered to the market in excellent order throughout and the accommodation briefly comprises a welcoming l-shaped entrance hallway, a lovely light and spacious lounge/dining room, with dedicated spaces for relaxing and entertaining, a modern kitchen, fitted with stylish quality base and wall mounted units with complementary worktop surfaces with integrated double oven with microwave incorporated, an induction hob and hood. There are two good sized bedrooms, that provide a tranquil retreat and come complete with fitted storage space. The bathroom fitted with a contemporary white three-piece suite with glass screen and mains operated shower over the bath. Further benefits include electric wet heating, double glazing, good storage facilities, a well-maintained communal garden and residents parking facilities. This property will make a lovely home and viewing is highly

recommended. The development is factored by Myreside Management and a quarterly factoring fee of approximately £215 which includes the upkeep of the communal areas and block buildings

insurance. Location Craigentinny is a residential suburb, less than three miles north-east of Edinburgh's City Centre. The award-winning beach and promenade of Portobello are within walking distance. With a variety of cafes, restaurants, and bars including The Beach House, Miro's, and Crumbs of Portobello it offers fantastic dining choices as well as picturesque walks, cycles, and sea swimming. The historic Victorian swimming baths with gym is ideal for further fitness pursuits as are the five-a-side football pitches. Portobello also boasts lovely public parks to enjoy, and scenic Holyrood Park and Arthur's Seat are a twentyminute walk. Craigentinny Golf Course is walkable or less than a five-minute drive and the new state-of-the-art Meadowbank Sports Centre has a gym and fitness classes. Daily shopping needs are met by the array of retailers on Portobello High Street as well as an ALDI and Morrisons within walking distance. A 24hr ASDA is a short drive as is Meadowbank Retail Park which features a Sainsbury's supermarket and other retailers. Well-regarded schooling includes The Royal High Primary School and Portobello High School, and private school options are easily reached. Regular bus services take you quickly to the City Centre and Edinburgh Waverley Train Station, and there is swift access to the City Bypass.

### BASE INFORMATION:

Rooms	: 1
Bed	: 2