



MONARCH

REAL ESTATE

59 Loganlea Place, Edinburgh EH7 6PE



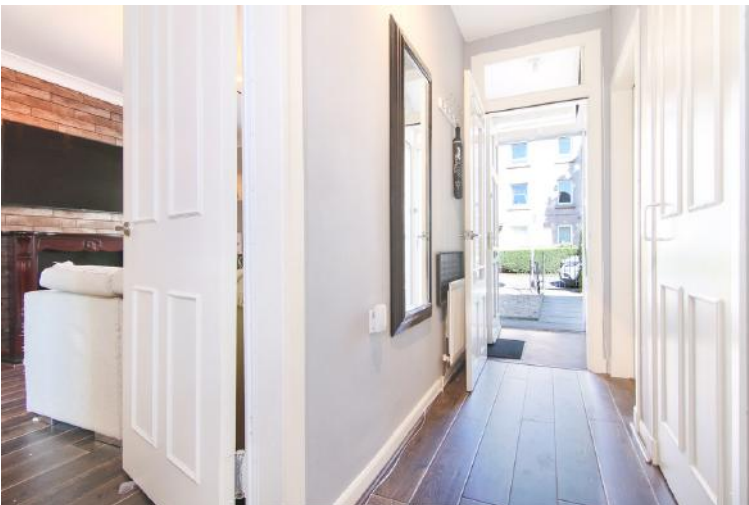
OFFERS OVER £155,000



Beautifully presented, this 1930s lower villa, offers generous accommodation, low maintenance outdoor space, in a quiet residential area. With a gable ended front, this semi-detached villa in popular Craigentenny, is set back behind a neat front garden with generous single driveway. The front door opens into a practical entrance vestibule and onto a welcoming hallway. Here rich wood effect flooring (which continues throughout much of the accommodation), crisp walls, highlight the accommodation to follow. Continuing through the hall, passing a convenient walk-in cupboard, you reach the heart of the home: the lounge and dining room. A large picture window, overlooks the front garden, the space is perfect for modern life and entertaining, set around a fireplace with gas fire. Conveniently placed adjacent is a stylish fitted kitchen, enjoying a south facing aspect overlooking the rear garden. Here, an array of beech finish cabinets offer ample storage and built-in gas hob, with eyelevel oven, plus space for other freestanding appliances. There are two well proportioned double bedrooms, both with fitted wardrobes, which share a light and airy three-piece shower room, finished with aqua wall panels, comprising a shower enclosure with bi-fold doors, a vanity basin unit and a WC. Gas central heating and double glazing is fitted throughout. Externally, the property benefits from private gardens to front and rear, with a shared central drying green.



Please Call us on 07555 468251



Email us: [info@monarch-realestate.co.uk](mailto:info@monarch-realestate.co.uk)



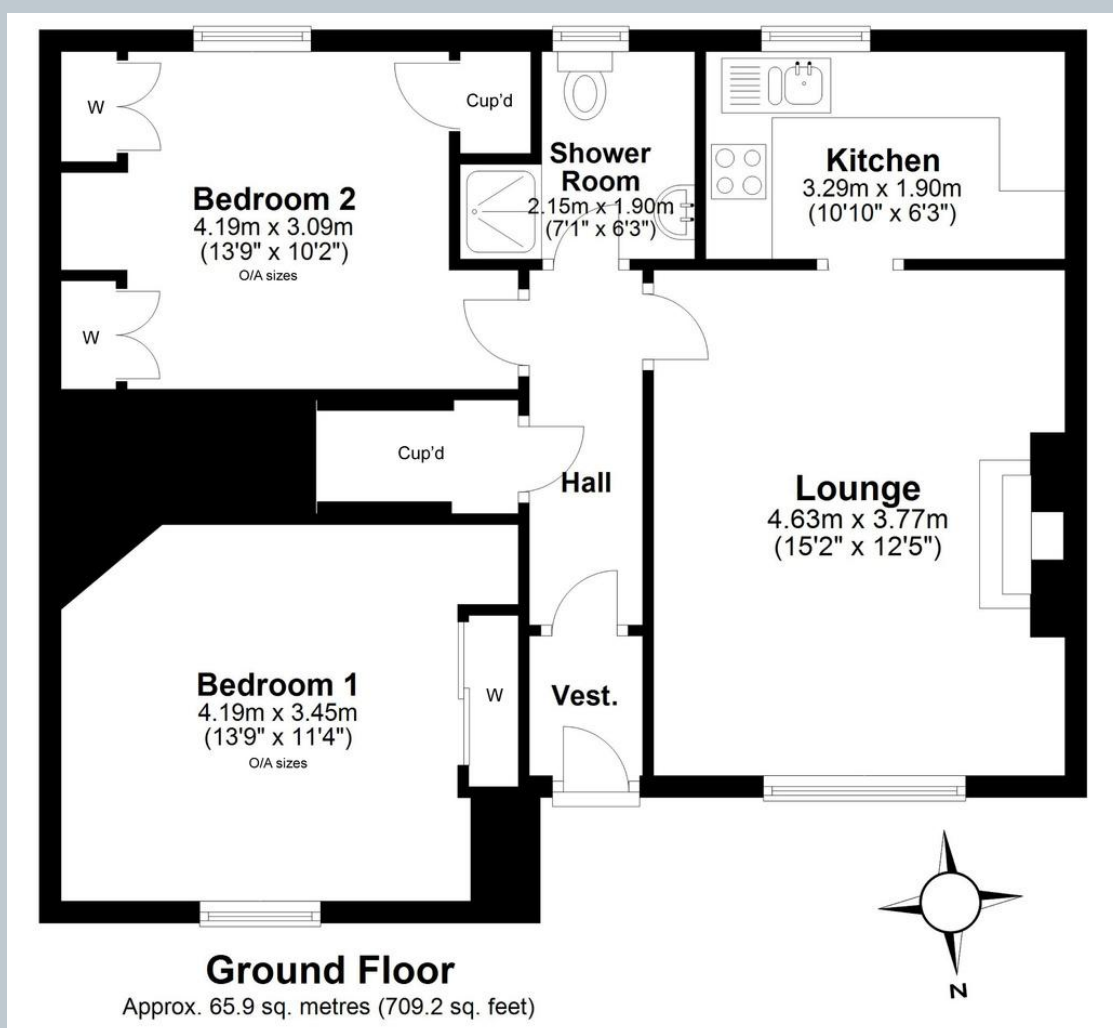
Visit Us Online: [www.monarch-realestate.co.uk](http://www.monarch-realestate.co.uk)



### CRAIGENTINNY

Craigentenny is a popular residential area in a central location, less than two miles east of the city centre with the beaches of Portobello, 10 minutes from the property. The immediate area offers excellent amenities and outdoor activities including Portobello beach, with swim/fitness centre and Turkish baths and the vast Holyrood Park and Arthurs Seat. Nearby Meadowbank offers a good range of local shops and Meadowbank Retail Park. A little further afield are the excellent shopping facilities of Fort Kinnaird. For the active type-Meadowbank sports centre is close by and Craigentenny Golf Course is close by. Regular bus services run to the city centre and surrounding areas making this an ideal location.

Please Call us on 07555 468251



**MONARCH**  
REAL ESTATE

PHONE: 075550468251  
EMAIL: [info@monarch-realestate.co.uk](mailto:info@monarch-realestate.co.uk)  
VISIT US ONLINE: [www.monarch-realestate.co.uk](http://www.monarch-realestate.co.uk)