



19/2 Loaning Crescent, Edinburgh, EH7 6JR
Offers offer £160,000



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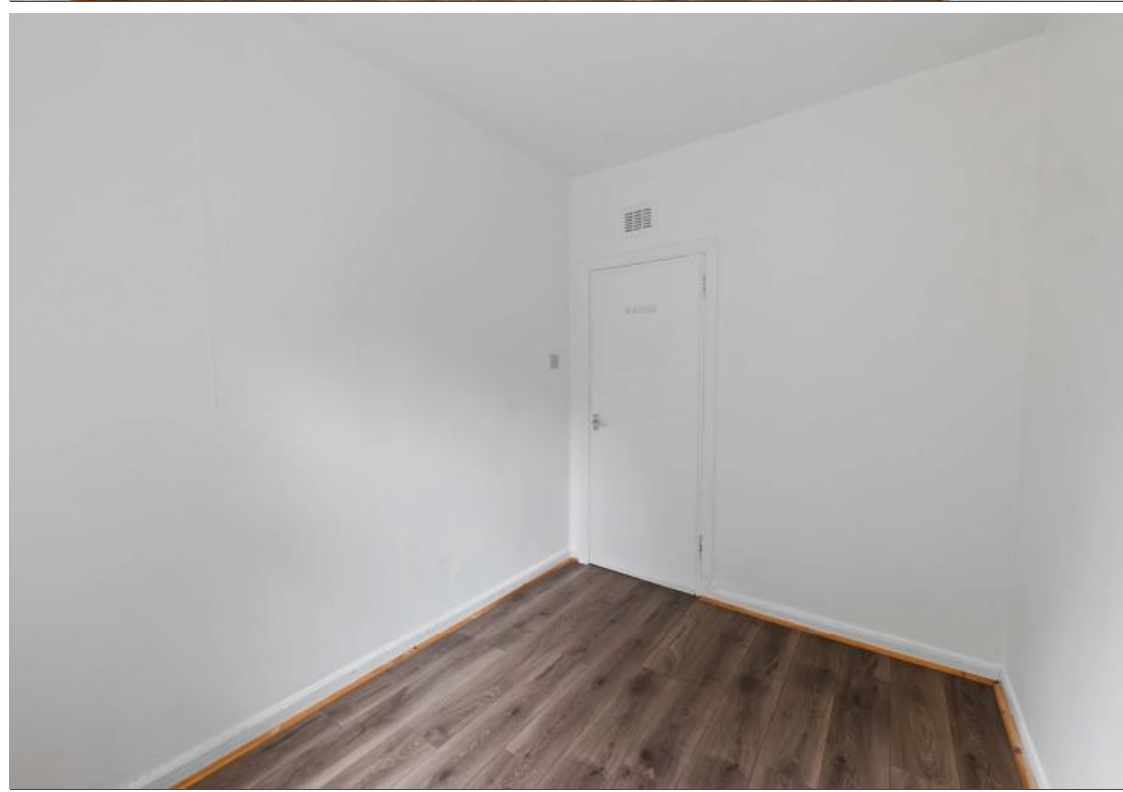
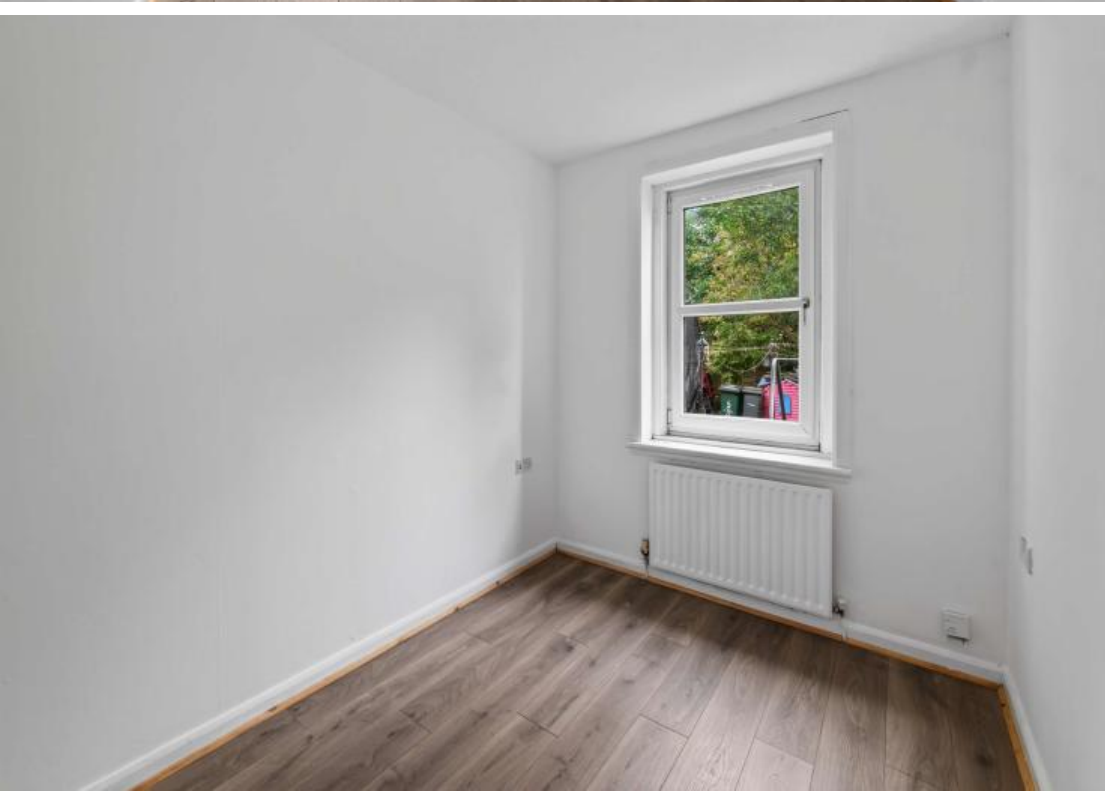
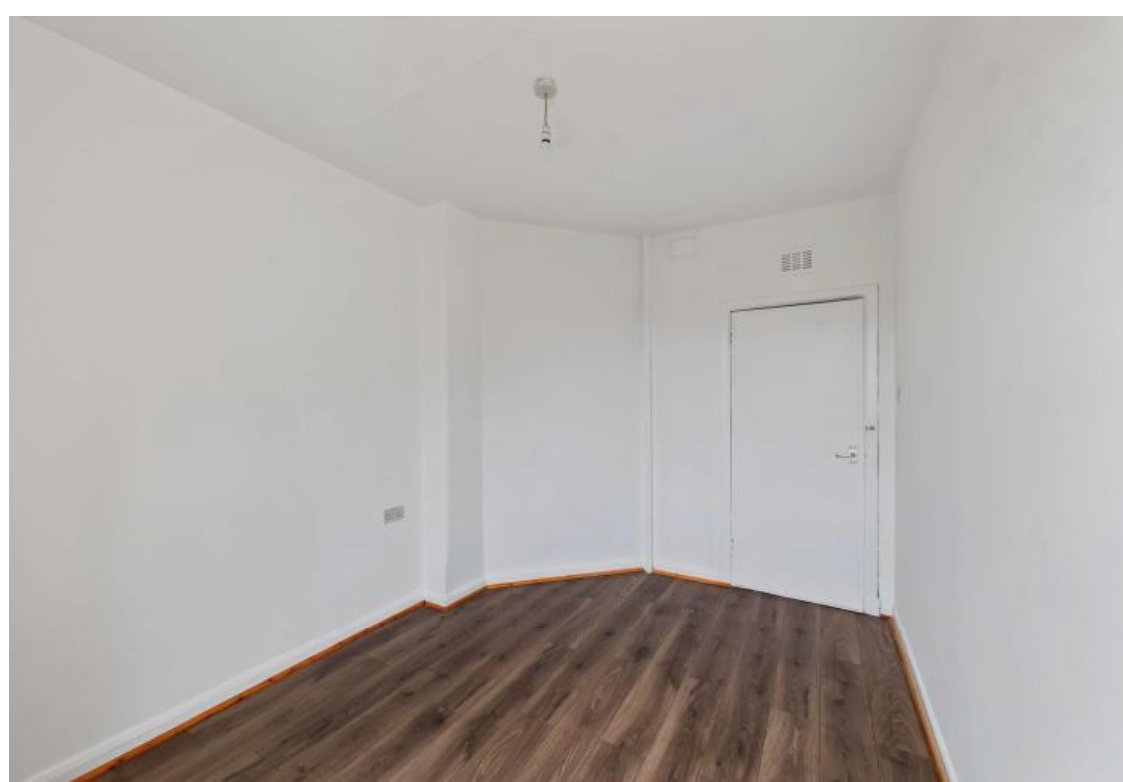


This bright and freshly presented two-bedroom ground floor flat at 19/2 Loaning Crescent is situated in a popular residential area to the east of Edinburgh city centre.

Recently upgraded throughout, the property has been tastefully refreshed with a brand-new fitted kitchen and fresh décor, creating a stylish, move-in-ready home ideal for first-time buyers, professionals or investors.

The accommodation comprises a welcoming entrance hallway, a spacious lounge flooded with natural light, a contemporary newly installed kitchen, two generously proportioned double bedrooms, and a modern bathroom.

Both bedrooms offer bright and comfortable accommodation, providing flexible living space to suit a variety of needs.





The principal bedroom offers ample space for freestanding furniture, while the second bedroom is equally well sized, making it ideal as a guest bedroom, child's room or home office. Freshly decorated throughout, both rooms enjoy a light and airy feel, creating peaceful retreats within the home.

A particular highlight of the property is its excellent outdoor space, with a private front garden and access to a well-maintained communal rear drying green.

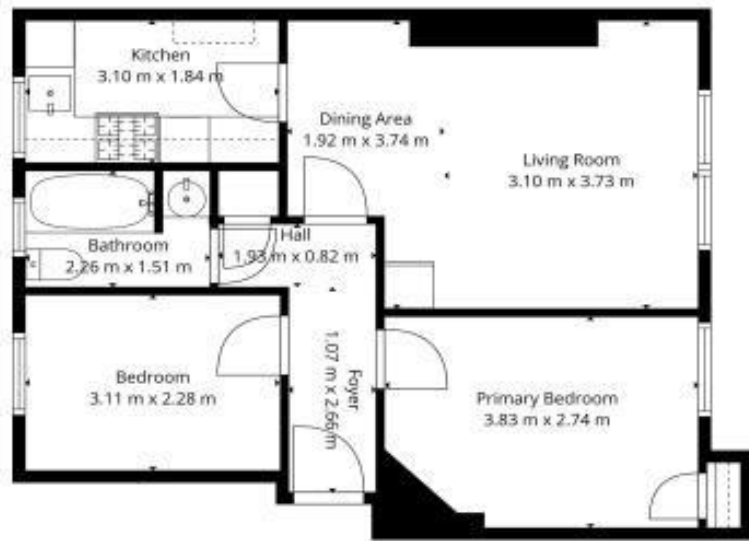
The property also benefits from ample unrestricted on-street parking and is located within a quiet, established neighbourhood.

Further features include gas central heating and double glazing, ensuring warmth, comfort and energy efficiency throughout the year.



19/2 Loaning Crescent
Edinburgh, EH7 6JR
Approx. Gross Internal Area:
559.723 Sq Ft (52 Sq M)

For identification purposes only. Not to scale.



Lochend is a well-established residential area situated to the east of Edinburgh's city centre. The neighbourhood offers a mix of traditional and modern housing, making it popular with families, professionals, and first-time buyers. Residents benefit from excellent local amenities, including shops, schools, healthcare facilities, and leisure opportunities. The area is well connected by frequent public transport services and convenient road links, providing easy access to Edinburgh city centre and surrounding areas. Lochend is also home to attractive green spaces, including Lochend Park and the nearby Holyrood Park and Arthur's Seat, offering a range of outdoor recreational opportunities. Its combination of convenient amenities, good transport connections, and access to nature makes Lochend a desirable and vibrant place to live.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.