



This is an ideal opportunity to purchase a modern style END TERRACED HOUSE in a highly desirable location. Lots of potential to create a super home.

Hall; Utility room; Upstairs to Sitting room (Balcony); Kitchen/Dining; 2 Double Bedrooms (One with en suite bathroom) & Shower room. Gas CH; D Glazing, Garage & small south-facing garden

Viewing: call 07776 198 960 (agent).

Offers Over £295,000

Location

Moira Terrace is actually part of Portobello Road within the popular area of Craightinny. The local amenities are plentiful including "corner" shopping a few minutes' walk away, or the bustling Portobello High Street (15mins' walk) or indeed, the Morrisons supermarket just up the road. Regular buses pass up and down the main road travelling into the city centre (15 mins') and out of town to the south and east. Motorists like the convenient proximity of the by-passes, which lead on the main roads of the Central Belt. Also close by are several parks, golf courses and a bowling green; the seafront & Community attractions at neighbouring Portobello whilst local schools are renowned for primary & secondary age groups. It is hardly surprising therefore, that this area has become so sought after.

The Property

This END TERRACED home was built circa 2000 to compliment the neighbouring ground floor property at no 12. A deceptively spacious home with an entry hall, laundry room and large single garage, giving access to the south facing garden, all on the ground floor. The upper floor expands the breadth of both 10 and 12 Moira Terrace providing spacious accommodation comprising: Living room with large south-facing balcony, kitchen/dining room; 2 double bedrooms (one with en suite bathroom) & Shower room. Ample storage space.

This property has enormous potential to alter and/or extend. It could easily become a 3, or even 4 bedroomed house by altering the ground floor including the garage, into bedrooms. ** subject to LA permissions. Alternatively the current set-up could simply be upgraded.

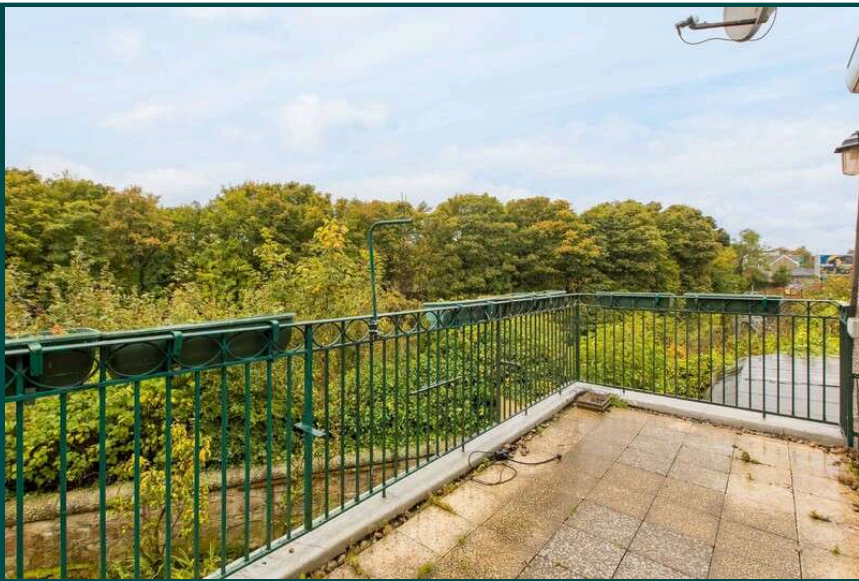
Home Report: A copy can be downloaded via the listing on ESPC.com

Home Report Value: £310,000

Energy Performance Certificate: Rated "D"



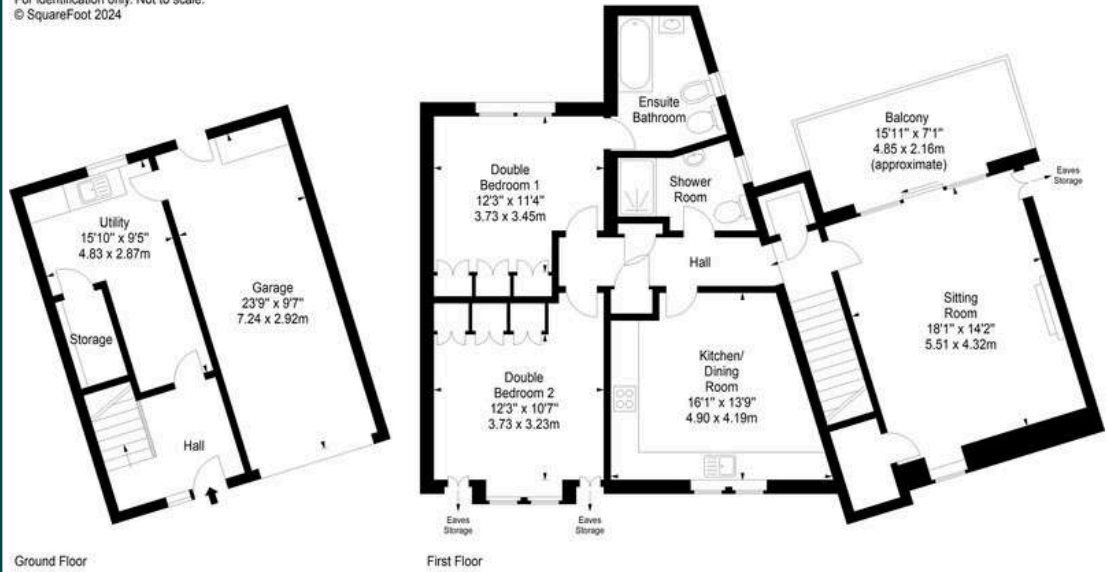




Moira Terrace, EH7 6RS



Approx. Gross Internal Area
 1534 Sq Ft - 142.51 Sq M
 (Including Garage)
 For identification only. Not to scale.
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GJ Hunter Solicitors
 26 – 28 Meadowbank Terrace Edinburgh EH8 7AS
 0131 661 3414

