



Estate Agents and Solicitors

26/5 Lochend Drive, Edinburgh, EH7 6DJ

Well Presented, Two-Bedroom, Second (Top) Floor Flat with Private Garden Plot

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Property Description

Well-presented and spacious, two-bedroom, second (top) floor flat, with a private garden plot. Forming part of an established residential development, located in the popular Lochend area, east of Edinburgh City Centre.

Comprises an entrance hallway, living/dining room, kitchen, two good-sized bedrooms, and a shower room.

Highlights include gas central heating, double glazing, superb storage provision, and views of Arthurs' Seat with good natural light throughout the day.

Furthermore, there is a secured entry system, a personal secure external key-safe, a shared drying green to the rear, and a private garden plot with a store shed, patio and planting beds.

Ample unrestricted street parking is available to the front; whilst this residential area is also listed for potential upgrading including external insulation.

An ideal starter home or buy-to-let, appliances and a selection of furnishings are also available for inclusion in the sale.

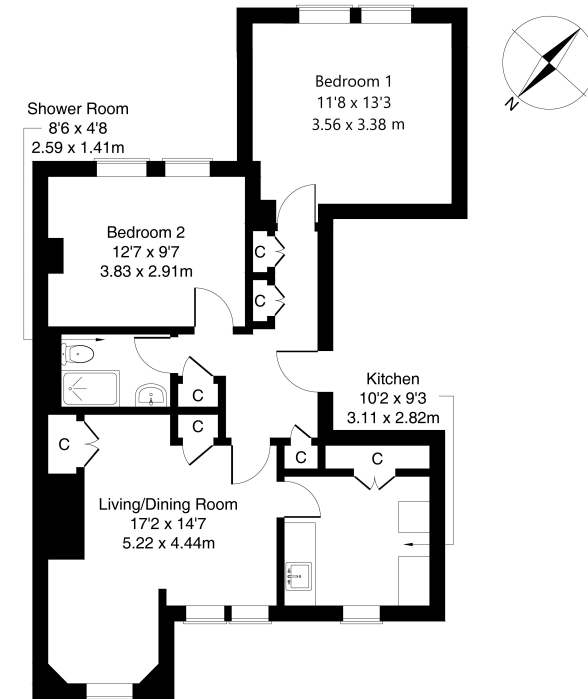
A welcoming entrance affords access throughout the majority of the property and features space for outerwear and superb storage provision with four convenient built-in cupboards. Set to the front, a spacious living room has space for a dining area, built-in storage cupboards and three windows allowing plentiful natural light. Set off the lounge, also with a front-facing aspect, a good-sized kitchen has built-in storage, whilst fitted units include a sink with a drainer, an electric cooker and a washing machine.

Bedroom one is set to the rear, offering a generous room for freestanding furniture and features twin windows and carpeted flooring; whilst a further double bedroom is similarly finished, also featuring carpeted flooring and twin windows. Completing the accommodation, set internally off the hall, the shower room has a mains mixer shower within a generous enclosure, tile effect wallpaper and wood effect flooring.



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Approximate Gross Internal Area: (689 sq ft - 64 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Lochend is a popular residential area located east of Edinburgh City Centre, consisting of a mixture of family-sized homes and established residential developments. Local shops can be found throughout and in the surrounding districts of Easter Road, a high amenity area with specialist shopping, a variety of local artisan shops, delicatessens and coffee shops; whilst Meadowbank offers a Sainsbury's and the recently completed state-of-the-art Meadowbank Sports Centre, providing a range of sports facilities within walking distance. There is also a Morrisons superstore on Portobello

Road, as well as a wide range of high-street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open spaces and the famous seafront promenade, whilst the extensive Holyrood Park and Arthur's Seat parklands are also close by, and access to Lochend Park is practically on the doorstep. The area offers a good choice of well-regarded schools catering for all levels, and this east-of-city centre location gives good road links in and out of the city via the A1 and A199, with regular public transport available from Restalrig Avenue, London Road and Portobello Road.





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