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Flat 13, 7 Lochend Butterfly Way, Lochend, Edinburgh, EH7 5GS

Beautifully Presented, One Bedroom, Dual-Aspect, Fourth Floor Apartment

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Property Description

Beautifully presented, one-bedroom, dual-aspect fourth-floor apartment, with superb views and an allocated parking space. Set in a modern, factored residential development, located in the popular Lochend area, northeast of Edinburgh city centre.

Comprises an entrance hallway, living/dining room and kitchen, double bedroom and a bathroom.

Highlights include private balconies to both aspects, a modern fitted kitchen with integrated appliances, and a generous bathroom. In addition, there is double glazing, gas central heating, and excellent storage provision including a hall store and an integrated wardrobe.

The development also provides a lift service, landscaped grounds and courtyard, a secured entry system, a shared bike store and secured underground parking.

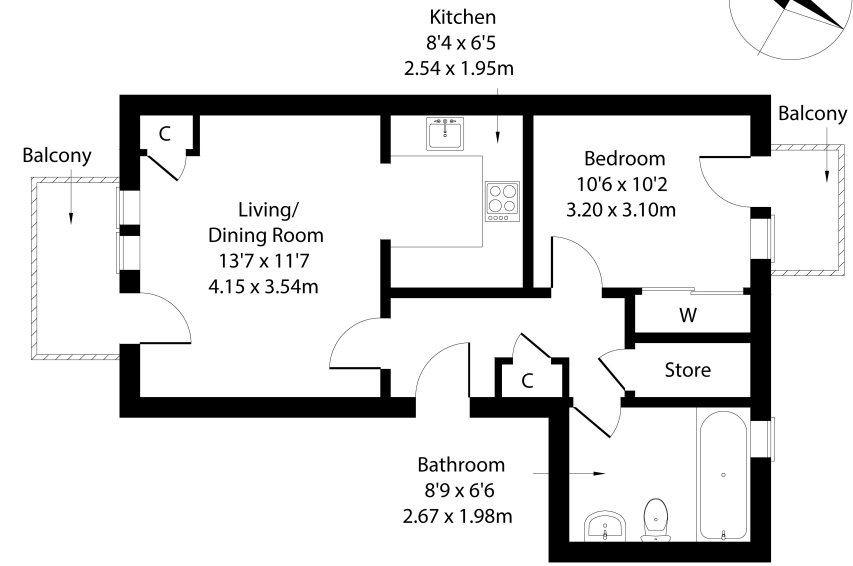
The hall gives access throughout and features a deep built-in storage cupboard together with a second press cupboard, carpeted flooring and the secured entry handset. Set to the front, the lounge has a patio door to a private balcony with a view to the city skyline, carpeted flooring and a built-in cupboard housing the central heating system. Open to the living room, the stylish kitchen is fitted with modern units, wood-effect worktops, a tiled surround, a sink and separate drainer; and an integrated fridge, washing machine, oven, gas hob and canopy.

The double bedroom is rear facing and features a second private balcony with a view to Arthur's Seat, carpeted flooring and a built-in mirrored wardrobe. Completing the accommodation, the generous bathroom also has a rear-facing window, and is fitted with a three-piece suite including a mains mixer shower over the bath, tiled splash walls, a large fixed mirror and a ladder-style radiator.



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Approximate Gross Internal Area: (463 sq ft - 43 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 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 Leith and Easter Road. There is a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Retail Park, an extensive 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. 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, Easter Road, London Road and Portobello Road.





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