



4/20 Lochend Road, Leith Links, Edinburgh, EH6 8BR

Two-Bedroom, Fourth-Floor (Top), Duplex Flat, set in a B-Listed, Victorian, Schoolhouse Conversion.

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Property Description

Spacious, beautifully presented, two-bedroom, fourth-floor (top), duplex flat, set in a modern conversion of a B-Listed Victorian schoolhouse. Located in the vibrant Leith Links area, north of Edinburgh's city centre.

Finished to a high standard throughout, with a generous floor plan, a southerly aspect and tall windows for superb natural light. Comprises an entrance hall, an open-plan living/dining room and kitchen, a flexible mezzanine level, two double bedrooms, an en-suite shower room and a family bathroom.

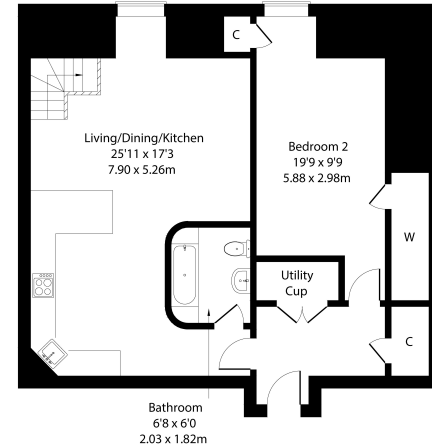
Highlights include extensive, solid wood flooring, Siemens appliances in the fully integrated kitchen and contemporary bathrooms. In addition, there is excellent storage, including bespoke, fitted, walk-in wardrobes, a utility cupboard, gas central heating, fitted window blinds and stylish lighting.

The development features a grand entrance hall, with a glass-enclosed elevator and a secure entry system, an allocated parking space and a shared bike store.

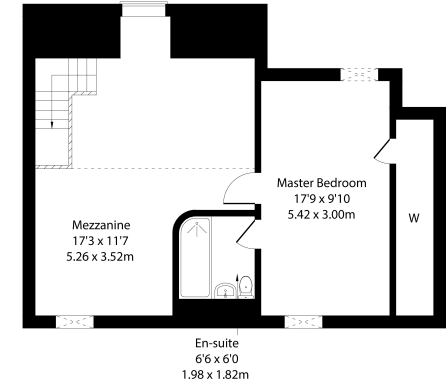
A welcoming entrance hall, with built-in utility storage, is finished with light, neutral decor and solid wood flooring, which features throughout the flat. Leading off the hall is a stylish, open-plan kitchen/living/dining area, offering a flexible floorplan for freestanding lounge and dining furniture, and fitted with modern kitchen units and a breakfast bar, finished with granite-effect worktops and tiled splashbacks. Appliances include an oven, a five-burner gas hob, a stainless-steel canopy, a fridge/freezer, a dishwasher and a microwave. (A washing machine and a dryer are housed in a utility cupboard in the hall). Internally set is a good-sized family bathroom, comprising a three-piece suite, a shower-over-bath and a chrome, ladder-style radiator.

Reached by an open, stainless-steel staircase, a mezzanine level includes a versatile, multi-purpose area, as well as a spacious double bedroom, with built-in wardrobe storage and access to a contemporary, en-suite shower room. A second double bedroom (located on the ground floor) enjoys similar generous proportions and storage.

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Approximate Gross Internal Area: (1399 sq ft - 130 sq m.)



Ground Floor



First Floor

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

Area Description

The Leith Links district is most famous for its open parklands, one of Edinburgh's larger green spaces, with other leisure opportunities including Seafeld Recreation Ground and Craightinny Golf Course. The fashionable Shore district can be found around a mile away, with its fine selection of Michelin-starred restaurants, and the Ocean Terminal retail complex a little further beyond offers a multi-screen cinema, gym, spa, and a wide choice of high-street retailers and restaurants. Leith Walk, Easter

and Great Junction Street all lie within around a mile's radius, offering a wealth of restaurants, cafés, bars, and supermarkets. There is an excellent public transport system, including a frequent bus service. Nearing completion, a tramline will conveniently provide a stop only 150m from the flat. A number of primary schools are found throughout the area, with secondary schooling available at Leith Academy.





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