



10/1, Lochend Square, Edinburgh, EH7 6ED

Tastefully Presented, Two Bedroom, Ground Floor Flat

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Property Description

Tastefully presented, two-bedroom, ground floor flat, with generous gardens. Set in a quiet cul-de-sac, located in the popular Lochend area, east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a shower room.

Highlights include a modern fitted kitchen and bathroom, good storage, a rear-facing bay window, a secured entry system and an alarm system.

In addition, there is double glazing, gas central heating, a private lawn garden to the front with tall privacy hedging, and a lawn plot and shared green to the rear.

The carpeted hall gives access to all rooms except the kitchen and includes three built-in storage cupboards, a press cupboard and a secured entry handset.

Set to the front, a good-sized living room offers space for lounge and dining furniture and features a gas fireplace, plain coving, carpeted flooring and a press cupboard.

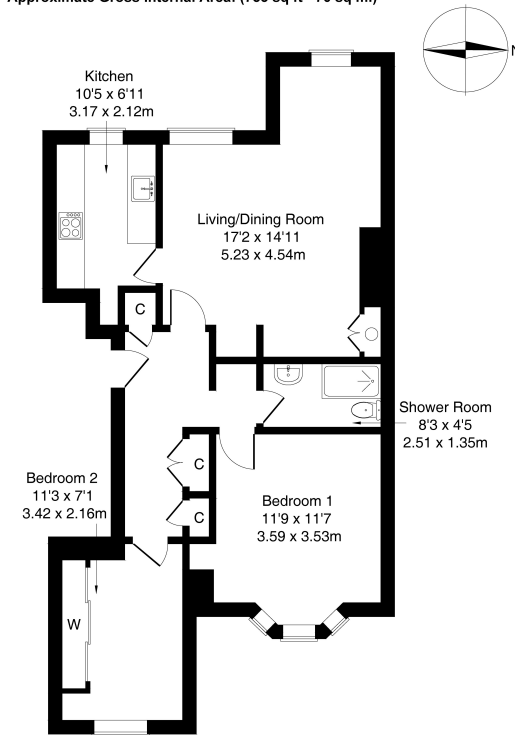
Set off the living room is a contemporary fitted kitchen with stone-effect worktops, sink with drainer, a tiled surround, washing machine, fridge/freezer and an integrated oven and gas hob.

Both bedrooms are rear-facing with bedroom one featuring overbed lighting, a bay window and carpeted flooring. Whilst bedroom two features carpeted flooring and fitted mirrored wardrobes.

Completing the accommodation, set internally off the hall, a modern fitted shower includes a two-piece suite, and a large cubicle with a mains shower.

A 360 Virtual Tour is available online.

mov⁸ REAL ESTATE 10/1 Lochend Square, Edinburgh, EH7 6ED
Estate Agents and Solicitors Approximate Gross Internal Area: (753 sq ft - 70 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, and 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 and Portobello Road.





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