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143/12 Lochend Road, Lochend, Edinburgh, City Of Edinburgh, EH7 6ES

Immaculately Presented, Two Bedroom, Corner Aspect, Third Floor Flat

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Property Description

Immaculately presented, two bedroom, corner aspect, third floor flat, forming part of a modern, factored, residential development. Located in the popular Lochend area, east of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, an en-suite shower room, and a family bathroom.

With superb skyline views to Arthur's Seat, features include a modern fitted kitchen and bathroom suites. In addition, there is light neutral decor, gas heating, double glazing, and good storage.

The development also provides a secured entry system, lift service, landscaped grounds and private residents' parking.

The hallway gives access throughout and features space for outerwear, two built-in store cupboards, the secured entry-system handset and carpeted flooring. A good-sized corner-aspect public room offers space for both lounge and dining furniture, and features carpeted flooring, coving, and southerly facing views.

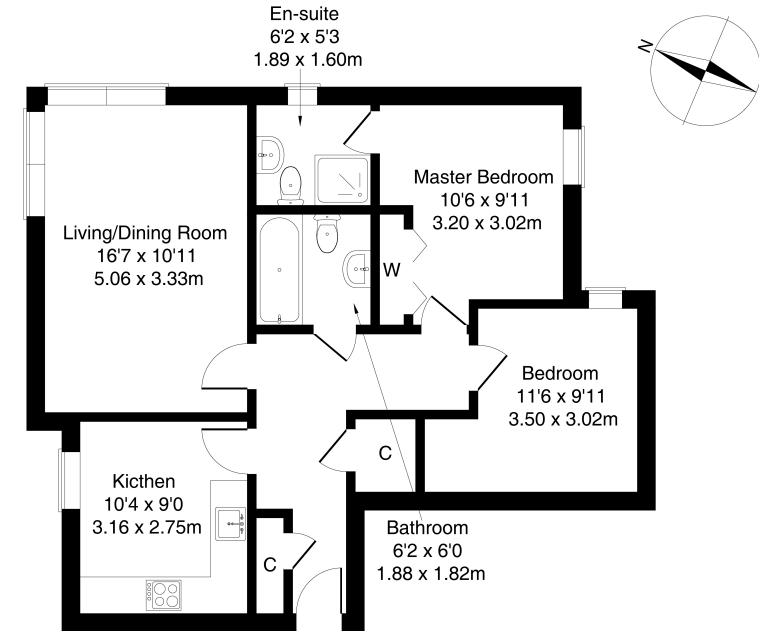
The bright kitchen has modern fitted units and worktops, a sink with drainer, a freestanding washing machine, and an integrated fridge/freezer, oven, gas hob and canopy.

Two carpeted bedrooms are set to the rear, with space for freestanding storage with the master also including a built-in wardrobe and a generous en-suite shower room. Completing the accommodation, a family-size bathroom is set internally and has a fitted suite, including a mains shower over the bath and a shaver point.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (710 sq ft - 66 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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