



39/3 Lochend Drive, Lochend, Edinburgh, EH7 6DH

Tastefully Presented, Three-Bedroom, Second (Top) Floor Flat

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Property Description

Tastefully presented, three-bedroom, second (top) floor flat, with a garden plot. Forming part of an established residential development, located in the popular Lochend area, east of Edinburgh city centre.

Comprises a vestibule, living/dining room, kitchen, inner hall, three flexible bedrooms and a shower room.

Highlights include extensive quality wood flooring, good storage provision, a feature fireplace for the lounge, a fitted kitchen, double glazing and views of Arthur's Seat. In addition, further features include a stylish contemporary bathroom, fully renovated in 2023; and gas central heating with a new boiler installed in 2021 with an IDEAL Halo control system.

Externally, there is a shared green to the rear, together with an allocated garden plot, and ample unrestricted parking to the front.

A welcoming vestibule offers ample space for outerwear and opens into an impressive living room, offering space for both lounge and dining furniture, and features good natural light from a southerly facing aspect, a feature fireplace, quality flooring, plain coving and a central light fitting. Set off the lounge, the kitchen also has a front-facing window and includes fitted worktops and units, a sink with drainer, and an integrated oven and gas hob.

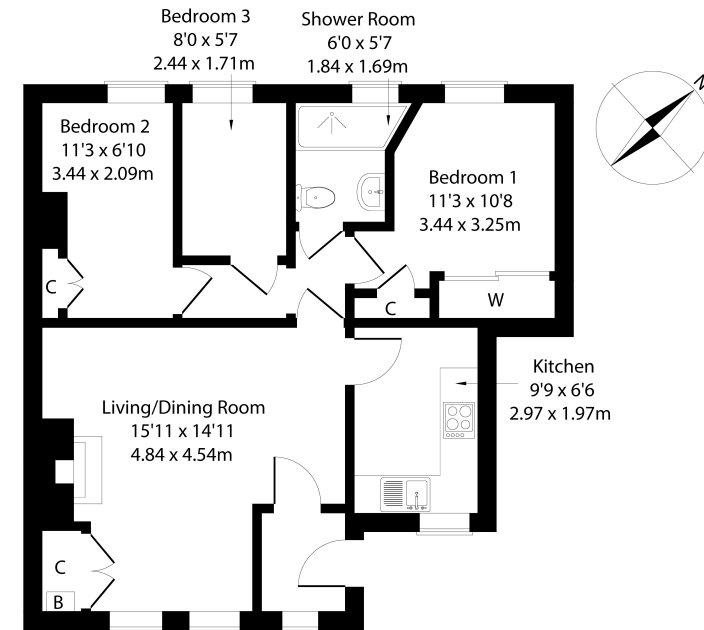
Also, set off the lounge, an inner hallway gives access to the rear-facing bedrooms and shower room. Bedroom one includes quality flooring, a built-in mirrored wardrobe and a store cupboard. Bedrooms two and three feature modern wood-effect flooring and pendant light fittings, with bedroom two also including a built-in store.

Completing the accommodation, the stylish shower room is fitted with a contemporary suite, including a walk-in cubicle with a mains mixer shower and panel splash walls, as well as a ladder-style radiator, partially tiled splash walls and recessed spotlighting.

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Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



Second Floor

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 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, with Lochend Park at 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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