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141/2, Lochend Road, Edinburgh, EH7 6ES

Light & Beautifully Presented, One Bedroom, Ground Floor Flat.

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Property Description

Light and beautifully-presented, one-bedroom, ground-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 room, kitchen, a double bedroom, and a shower room.

Highlights include a modern fitted kitchen with appliances, a fitted bathroom suite, and stylish contemporary flooring. In addition, there is gas heating, double glazing, and good storage including a walk-in store and built-in wardrobes. The development also provides a secured entry system, landscaped grounds and private residents' parking.

The hallway gives access throughout and features space for outerwear, a walk-in store cupboard, the secured entry-system handset and modern wood-effect flooring. A good-sized public room offers space for both lounge and dining furniture, and features wood-effect flooring, and a modern 'feature-place.'

The kitchen is set internally off the hall, with a brick-glass feature wall offering further natural light from the lounge. Modern fitted units and worktops, include a sink with drainer, a tiled surround, unit downlighting, washing machine, and an integrated fridge/freezer (new), oven, gas hob and canopy.

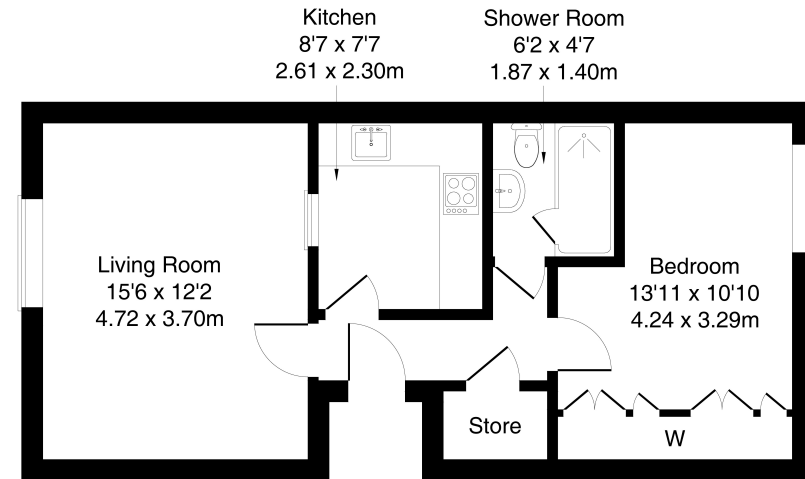
A spacious double bedroom is set to the rear, with space for freestanding storage and built-in wardrobes. The bathroom is set internally and has a fitted suite, and an integrated shower cubicle with a mains mixer, and a shaver point.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (517 sq ft - 48 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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