



Property Description

Immaculately presented, south-facing, two-bedroom, main door traditional upper-villa. Located in the popular Lochend area, east of Edinburgh city centre.

Comprises an entrance hall and stairway, hall, living room, kitchen, two double bedrooms, and a bathroom.

Light and tastefully finished and fully refurbished throughout, ready-to-move-in.

Highlights include a newly and stylish fitted kitchen and bathroom suite, double glazed windows, gas central heating, contemporary flooring, electrics, and rendered walls.

In addition, there is a loft; a large private garden plot for development; shared drying green; and unrestricted street parking to the front.

The entrance stairs lead to the upper hall which gives access throughout the property and has wood effect flooring extending to the rear-set living room featuring a central light fitting and a built-in storage cupboard. Also set to the rear, the kitchen is fitted with modern units, stone effect worktops, a sink with drainer and a tiled surround. Appliances include an integrated gas hob, extractor hood and oven; and a freestanding fridge/freezer and washing machine.

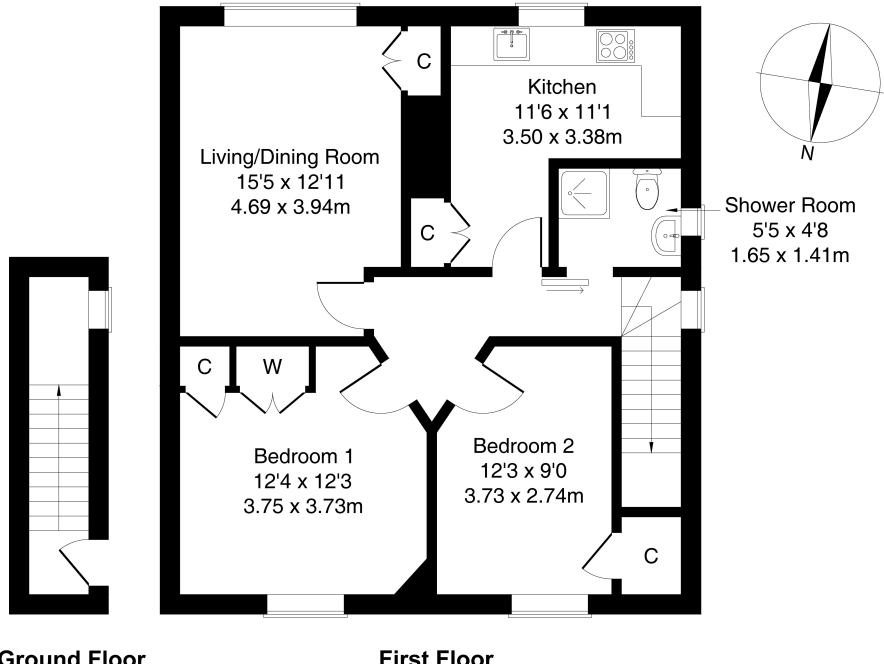
To the front, two double bedrooms are similarly well sized and finished with wood effect flooring and built-in storage. Completing the accommodation, the shower room is fully tiled with a modern suite, a mains mixer shower and a ladder-style radiator.

A 360 Virtual Tour is available online.



73 Sleigh Drive, Edinburgh, EH7 6ER

Approximate Gross Internal Area: (700 sq ft - 65 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

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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