



73 Sleigh Drive, Lochend, Edinburgh, EH7 6ER

Immaculately Presented, Two Bedroom, Upper Villa

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy Zoopla

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.

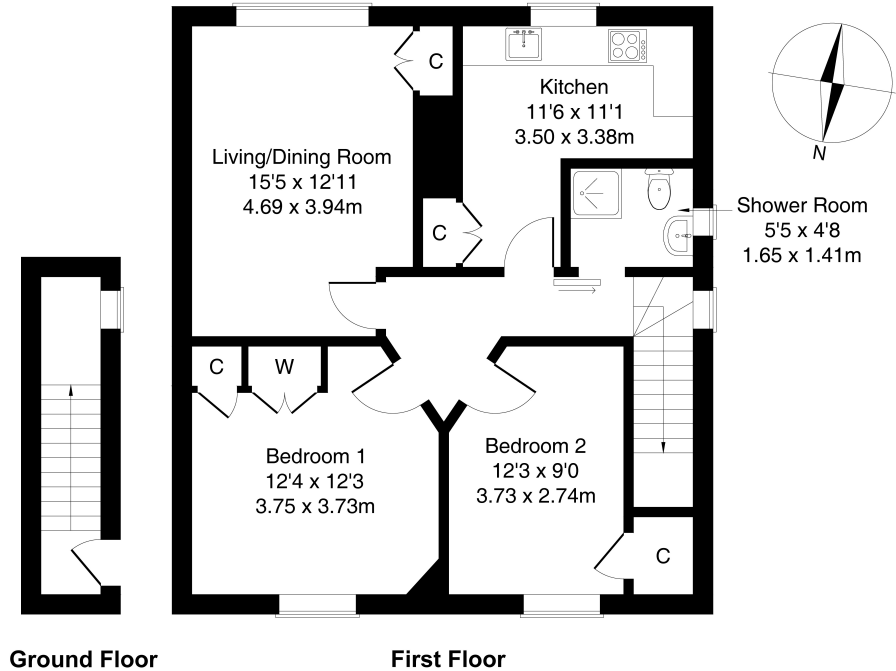
To the front, two double bedrooms are similarly well sized and finished with wood effect flooring and built-in storage. Completing the accommodation, the shower room is fully tiled with a modern suite, a mains mixer shower and a ladder-style radiator.

A 360 Virtual Tour is available online.



73 Sleigh Drive, Edinburgh, EH7 6ER

Approximate Gross Internal Area: (700 sq ft - 65 sq m.)



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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

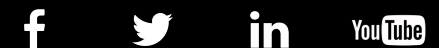
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.