



Flat 16, 2 Lochend Park View, Edinburgh, EH7 5FZ

Beautifully Presented, Two Bedroom, Dual-Aspect, Fifth (Top) Floor Flat

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Property Description

Beautifully presented, two-bedroom, dual-aspect, fifth (top) floor flat, forming part of a modern, factored and lift-served apartment block. Set in a residential development in the Lochend area, to the east of Edinburgh city centre.

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

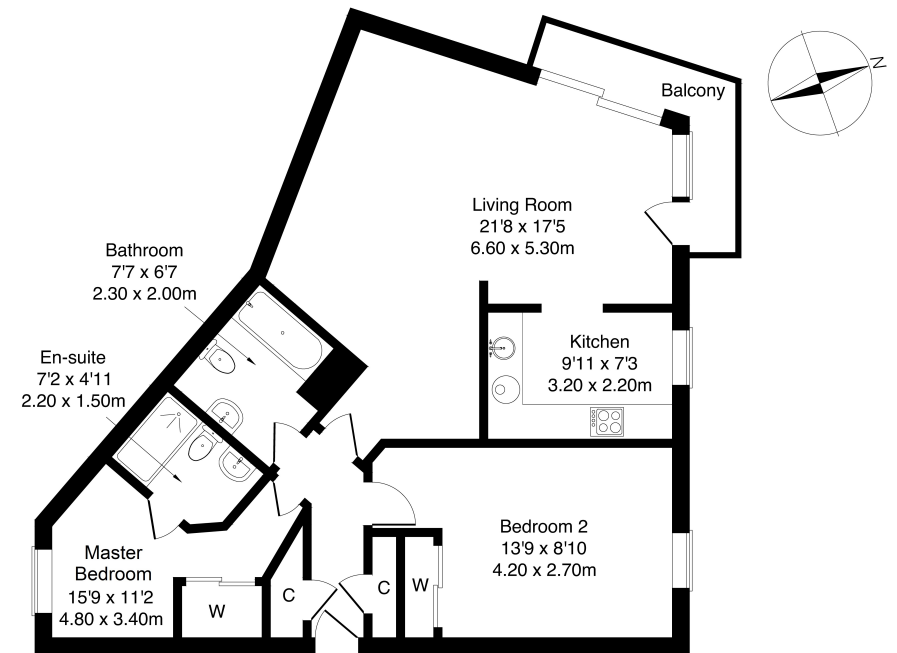
Features include a stylish fitted kitchen with appliances, a modern bathroom suite and a balcony for the living room with superb views. Further features include uPVC double glazing, gas central heating, a secure entry system and good integrated storage provision.

Externally, there is a secure underground resident's car park, a shared rear courtyard and well-tended communal grounds.

A welcoming entrance hall affords access throughout the property, and features two storage cupboards and carpeted flooring. Set to the front, with a corner aspect, the tastefully finished living room offers a generous room size, doors accessing a balcony, wood effect flooring and ample space for dining. Semi-open to the living/dining room, the stylish kitchen is fitted with modern units, wood effect worktops with matching upstands, a sink and a separate drainer; with appliances including an integrated oven and gas hob with an extractor hood.

Set to the rear, the master bedroom features wood effect flooring, a built-in wardrobe with mirror sliding doors and an en-suite shower room; whilst bedroom two is set to the opposite aspect, similarly well-finished, with wood effect flooring and a built-in wardrobe with mirror sliding doors. Completing the accommodation, the bathroom is set internally off the hall, fitted with a three-piece suite including a mains mixer shower over the bath and tiled splash walls.

mov⁸ REAL ESTATE Flat 16, 2 Lochend Park View, Edinburgh, EH7 5FZ
Estate Agents and Solicitors Approximate Gross Internal Area: (883 sq ft - 82 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 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 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, 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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