



Flat 34, 22 Lochend Butterfly Way, Edinburgh, EH7 5BF

Beautifully Presented Two-Bedroom, Fifth-Floor Apartment with Exceptional Views

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Property Description

Beautifully presented two-bedroom, dual-aspect fifth-floor (top) apartment, with a private terrace and exceptional views. Set in a modern, factored residential development, located in the popular Lochend area, north east of Edinburgh city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, two flexible bedrooms, and a bathroom.

With views taking in some of the major sites of the city and regional skylines, including Arthur's Seat, Calton Hill, Easter Road Stadium, the Forth and East Lothian. Further highlights include a modern fitted kitchen with integrated appliances and a generous bathroom.

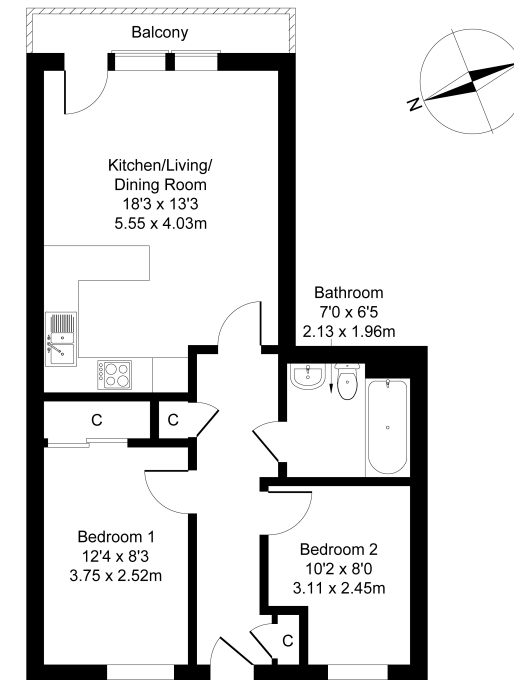
In addition, there is extensive quality flooring, double glazing, gas central heating, and good storage provision. The development also provides a lift service, landscaped grounds and courtyard, secured entry system, shared bike store, and residential parking.

A welcoming entrance leads you into the property and provides access to all rooms, with the open-plan living room and kitchen positioned towards the rear. The living area is beautifully finished with contemporary wood-effect flooring and features a large window that floods the space with natural light, alongside a door opening onto your own private balcony—an ideal spot for entertaining.

The kitchen complements the space with granite-effect countertops, a tiled splashback, a stainless steel sink with drainer, and a range of integrated appliances including an oven with induction hob and canopy, washing machine, dishwasher, and fridge/freezer. Towards the front of the property are two bedrooms, both carpeted for comfort, with the main bedroom further enhanced by mirrored built-in wardrobes offering excellent storage. Completing the home is the family bathroom, fitted with a modern three-piece suite and a shower over the bath.

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Approximate Gross Internal Area: (573 sq ft - 53 sq m.)



Fifth 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 well-established residential district situated to the east of Edinburgh city centre, offering a mix of family homes and traditional tenement-style properties. The area benefits from a variety of local shops and amenities, with nearby Easter Road providing artisan retailers, delis, coffee shops, and convenience stores. Meadowbank Retail Park features a Sainsbury's supermarket, while the adjacent Meadowbank Sports Centre offers modern fitness and

sporting facilities. For outdoor recreation, Lochend Park sits at the heart of the area, with Holyrood Park, Arthur's Seat, and Portobello's seafront all within easy reach. The area is served by several well-regarded schools at all levels and is well-connected by regular bus services from Marionville Road, London Road, and Lochend Road. Convenient road links to the A1 and A199 make this an accessible location for travel across the city and beyond.





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