



MACWOOD



139/11 LOCHEND ROAD,  
EDINBURGH, EH7 6ES



# WHAT YOU NEED TO KNOW



2 2 1

Beautifully presented two bedroom, third-floor apartment forming part of a factored development in the ever-popular Leith area of Edinburgh. The apartment has incredible panoramic views across to the Firth of Forth and is within easy reach of the city centre.

The apartment accommodation comprises, a welcoming hallway, a lovely bright living room with ample space for seated dining, a modern kitchen that has fitted base and wall units, a spacious principal bedroom with built-in double wardrobe and en-suite shower room, a second double bedroom, contemporary bathroom with three-piece suite and shower over bath.

The property further benefits from gas central heating, double-glazed windows throughout, ensuring a warm yet cost-effective living environment. The white goods within the kitchen, the hob oven, extractor hood, washing machine, and fridge freezer are all included in the sale price.

The communal areas are factored by James Gibb for approximately £200 per quarter. The property benefits from private parking, well kept communal areas, lift access, and a secure entry system. This property would represent an ideal home for an individual, or a couple, or would suit a buy-to-let investor.



## OUR EXPERT SAYS...

*Beautifully presented apartment with incredible views of the Firth of Forth, within easy reach of the city centre, Arthur's Seat and Holyrood park.*

**- Cherlyn Simpson,  
Sales Negotiator**

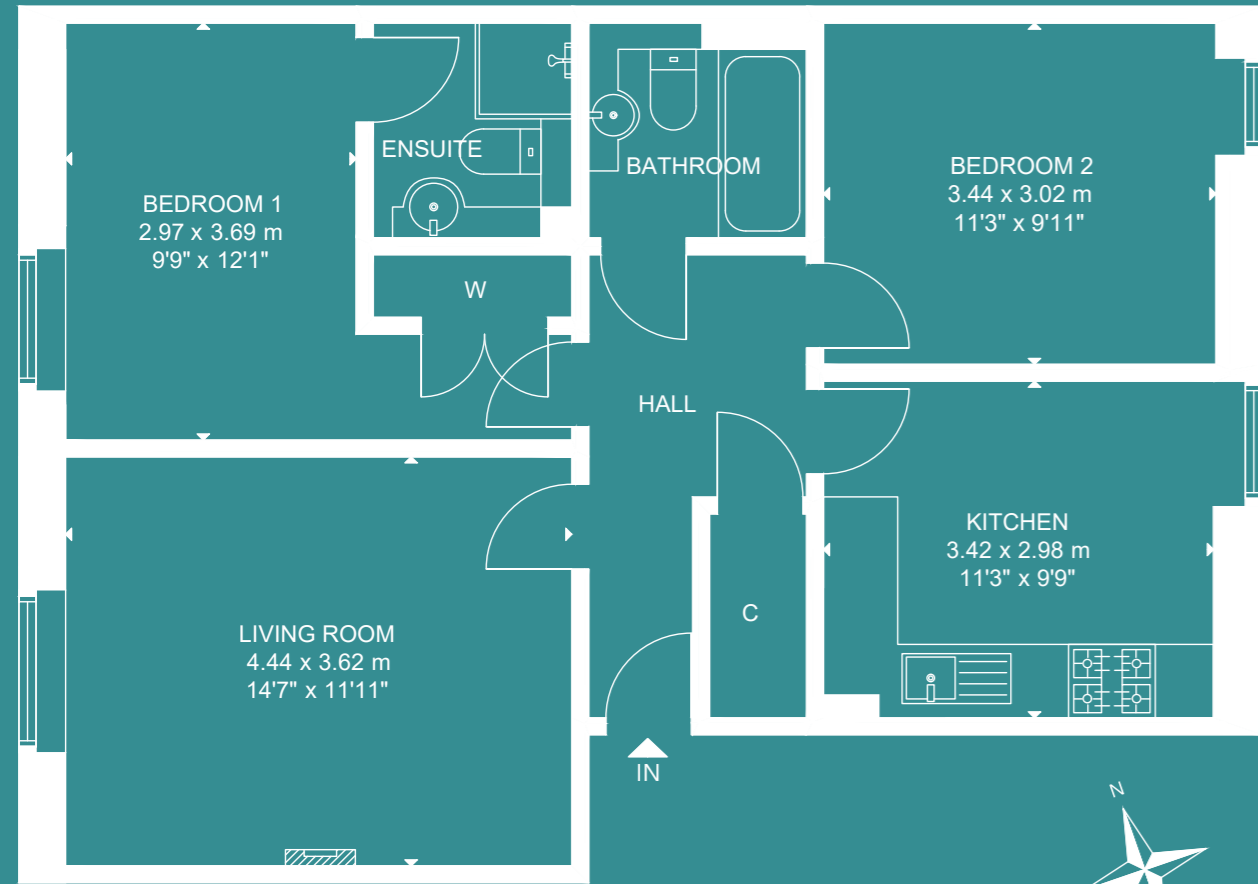


**743 FT<sup>2</sup>**

**FURNITURE AS SEEN IN THE PHOTOGRAPHS & WITHIN THE PROPERTY CAN BE PURCHASED AT AN ADDITIONAL PRICE, IF REQUIRED.**

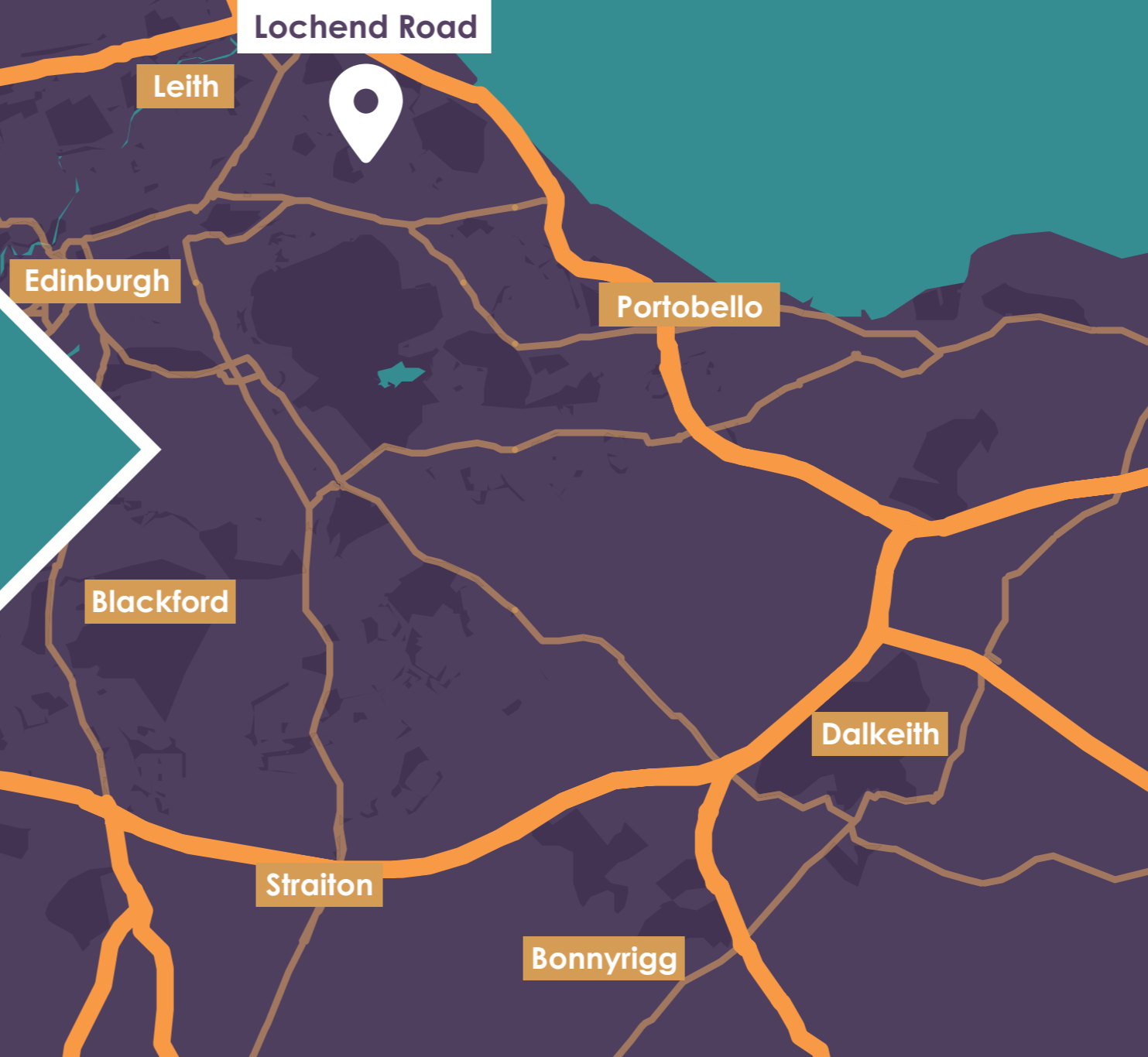


# FLOORPLAN



THIRD FLOOR

Pentland Hills Regional Park



# LOCATION

Lochend Road is very well located for all that Leith has to offer with plentiful local coffee shops, bars, restaurants all within short walking distance at Easter Road, Leith Walk, and The Shore.

The property also benefits from excellent public transport links running to and from the city centre and other surrounding districts. The nearby Restalrig Railway path provides a cycle and running path to Leith Walk and Leith Links. The water of Leith walkway is also nearby as are Arthur's Seat and Holyrood Park.

The newly rebuilt Meadowbank Sports Centre offers excellent leisure facilities within 15 minutes walk from the property. Schooling is easily accessible from nursery to senior level in both public and private sectors. The highly regarded St James Quarter is within a mile of the property, offering a new shopping complex, a luxury hotel, a multi-screen cinema, and restaurants.

There is an excellent choice of cultural activities in the vicinity including Playhouse theatre, Vue cinema, and art galleries.



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**TO REGISTER YOUR  
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