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6/2, Lochend Avenue, Lochend, Edinburgh, , EH7 6DX

Spacious Two Bedroom Upper Villa

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Property Description

Spacious two bedroom upper villa, conveniently located on a residential street in the Lochend area, to the northeast of Edinburgh city centre.

Comprises: a hall, living room, kitchen, two double bedrooms, and a bathroom.

Offering good storage provision and a fitted kitchen, the property would benefit from some modernisation.

Features include uPVC double glazing, gas central heating, TV and telephone points, and a secure entry system.

There is ample on-street parking to the front and on the surrounding streets.

The bright entrance hallway grants access to most rooms, and has the entryphone handset and carpeted flooring continuing through into the living room which offers a decorative fireplace, built-in storage, and space for lounge and dining furniture.

Accessed off the lounge, well-proportioned bedroom one includes a front-facing window, built-in wardrobes and overhead storage, and a pendant light fitting.

Set towards the rear, the bright kitchen has fitted units, wood-effect worktops, a sink with drainer, and freestanding appliances including a fridge, freezer, cooker, and washing machine.

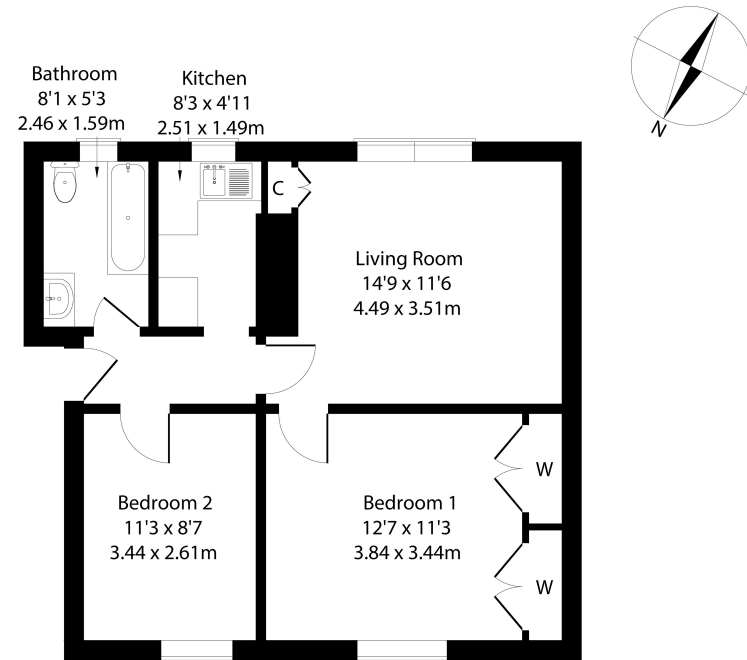
Bedroom two is accessed by the hall and has carpeted flooring and space for freestanding furniture.

Completing the accommodation, the bathroom consists of a white suite, tiled flooring and splash walls.

A Virtual 360 Tour is available online.

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Approximate Gross Internal Area: (581 sq ft - 54 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.





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