



## 4 Lochend Avenue, Edinburgh, EH7 6DX

Tastefully Presented & Well-Proportioned, Three-Bedroom, Traditional Lower Villa

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# Property Description

Tastefully presented and well-proportioned, three-bedroom, traditional lower villa, with private gardens and shared drying green. Located in the popular and established Lochend area, east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, a single bedroom, and a family bathroom.

Featuring light southerly-facing public rooms looking to a shared garden, and offering family accommodation close to the city.

Further highlights include a fitted kitchen with integrated appliances, a modern bathroom, and extensive hardwood flooring. In addition, there is gas central heating and double glazing, a feature fireplace for the lounge and a convenient hall utility cupboard.

Externally, there is a shared drying green to the rear, a private shed to the side, and a private lawn garden to the front with tall privacy hedging.

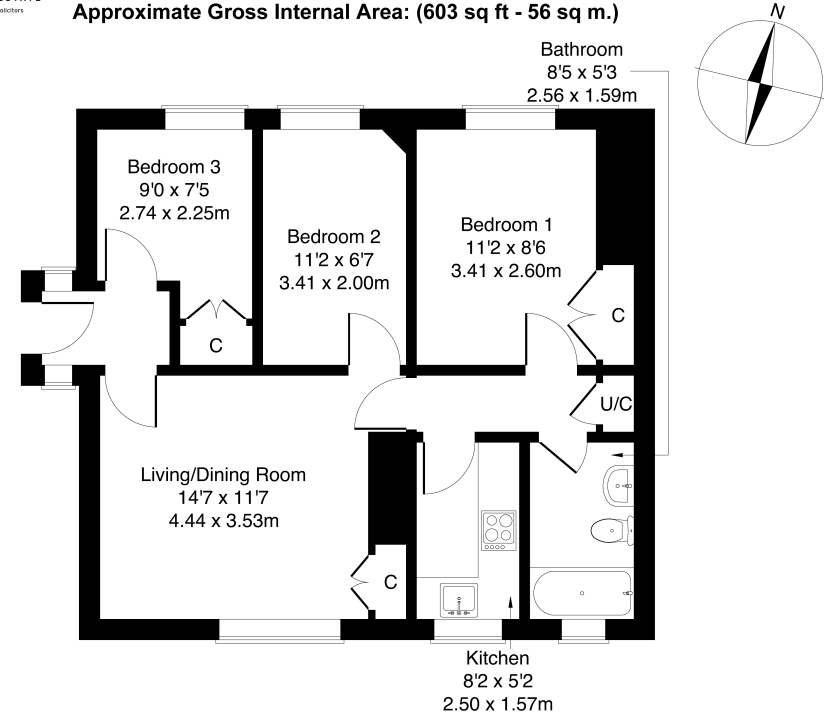
A welcoming entrance hall provides access to all rooms within the property and benefits from excellent storage throughout, including a built-in utility cupboard conveniently located beside the bedrooms. The bright and spacious living and dining room is finished with attractive hardwood flooring and enjoys a warm, inviting atmosphere. Features include a central light fitting, a fireplace creating a focal point to the room, a built-in storage cupboard and a large window that allows an abundance of natural light to flow through, making it an ideal space for both relaxing and entertaining. The fitted kitchen continues the hardwood flooring and is well-appointed with stone effect worktops, a tiled splashback surround and a sink with drainer. Integrated appliances include a fridge freezer, oven and an induction hob with a canopy above, providing a practical and stylish cooking environment.

Set to the rear of the property, the generously sized principal bedroom offers a peaceful outlook and benefits from a built-in storage cupboard. Two further well-proportioned bedrooms are finished with carpeting, offering flexibility for family living, guest accommodation or home office use. Bedroom three also features a built-in storage cupboard, adding to the property's excellent storage provision. Completing the accommodation, the fitted three-piece bathroom comprises a bath with a shower over, tiled flooring, a tiled splashback surround and spotlighting, creating a clean and contemporary finish.



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Approximate Gross Internal Area: (603 sq ft - 56 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 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. A Morrisons superstore is located on nearby Portobello Road, and Fort Kinnaird retail park

provides a wide selection of high-street stores, restaurants, and a multiplex cinema. 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 Restalrig Avenue, London Road, and Portobello 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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