GILSONGRAY

3/18 LOCHEND PARK VIEW

Lochend, Edinburgh, EH7 5FB





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Situated within easy reach of the city centre, with a peaceful setting beside Lochend Park and stunning views of Arthur's Seat, this modern flat lies on the sixth floor of a lift-serviced development offering communal garden grounds, bike storage, and secure allocated parking. The appealing home includes an open-plan living/dining area and kitchen with a south-west facing aspect, a principal suite with a shower room and storage, a further cosy double bedroom, and a three-piece bathroom.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and washing machine are included in the sale.

FEATURES

- Leafy setting with views of Arthur's Seat
- Sixth/top-floor flat in modern development
- Secure entry system & shared lift service
- Entrance hall with storage
- Bright, open-plan living/dining room & kitchen
- Two double bedrooms (one with storage)
- En-suite shower room
- Three-piece bathroom
- Attractive communal garden grounds
- Allocated secure underground parking
- EPC Rating B
- Council Tax Band D



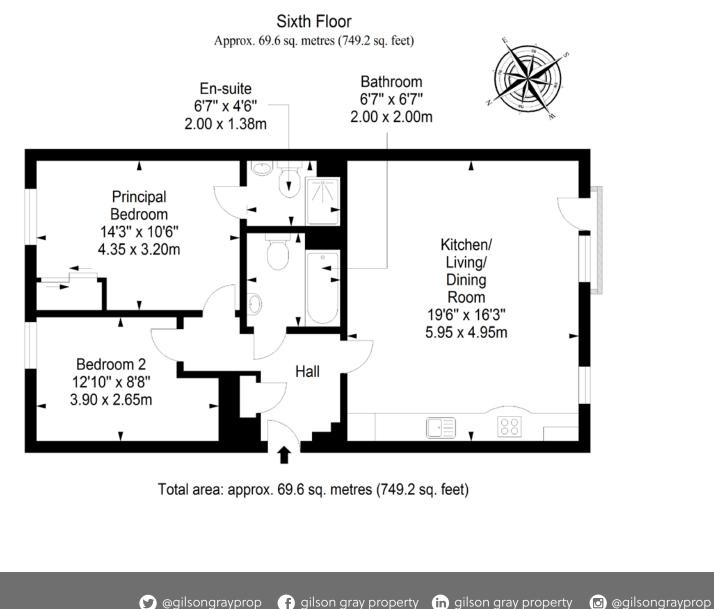
"SIXTH/TOP-FLOOR FLAT IN A LEAFY SETTING WITH VIEWS OF ARTHUR'S SEAT"













espc CHARTERED FIRM PROTECTED

OnTheMarket

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



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