



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**4A LOCHEND ROAD**

Leith Links, Edinburgh, EH6 8BR



This exclusive ground-floor apartment, offering convenient single-storey living sure to appeal to many buyers (including downsizers), is part of the former Leith Academy, a stunning Gothic-style, B-listed, Victorian building which has been converted into luxury accommodation. The main-door property offers spacious rooms finished to exceptional standards, including two reception areas, two double bedrooms, and a modern dining kitchen, bathroom, and en-suite. Furthermore, the stylish residence has a sought-after location by Leith Links, within easy reach of superb amenities such as a supermarket, school, and park, and regular transport services, including a nearby tramline to the city centre and airport.

Extras: integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition. The property will be sold fully furnished and a sale with tenants in situ may be considered.

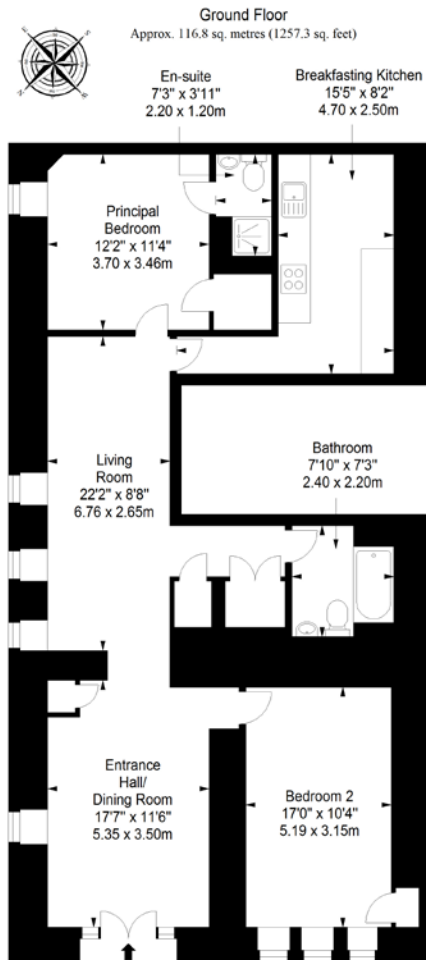
## FEATURES

- A stylish ground-floor apartment
- Traditional B-listed building (1885-7) with secure access gate
- Prime location by Leith Links
- Neutral interiors throughout
- Private main-door entrance
- Hall/dual-aspect dining room with storage
- Spacious living room with storage
- Breakfasting kitchen with integrated appliances
- Two large double bedrooms with storage
- Quality en-suite shower room
- Family bathroom with overhead shower
- Private allocated parking spaces
- Secure, shared bike store
- EPC Rating - C
- Council Tax Band - E



"A STYLISH MAIN-DOOR  
APARTMENT WITHIN A  
STUNNING B-LISTED  
VICTORIAN BUILDING"





Total area: approx. 116.8 sq. metres (1257.3 sq. feet)

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008

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