



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4/21 Lochend Road
Edinburgh EH6 8BR

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Part of an historic red sandstone annexe of the former Leith Academy, this impressive building is B-Listed as being of architectural and historic interest. Renovated to a high quality finish and converted into individual apartments. The building is approached via secure gates through the old playground, and thereafter through stunning communal foyer by means of a glass lift, or stairs. This duplex penthouse apartment lies on the second floor and third floor and offers a bright open-plan interiors displaying many interesting features including original arched windows, modern steel columns and RSJ's creating a mezzanine. On the bright 2nd floor landing, light floods in from an impressive cupola, the front door opens into a large reception hall, accommodating a WC, cupboard, double bedroom with en-suite bathroom and a rear staircase up to the upper floor. Double doors lead into the impressive open plan main reception space, zoned for lounge, dining and cooking, the perfect entertaining space. The stylish kitchen boasts a large peninsular unit, providing extra storage, work space and casual dining. There is a full range of integrated appliances, LED accent lighting strips and quartz stone worktop. Completing this space is a utility cupboard and steel/wood staircase up to a versatile mezzanine space and access to master bedroom.

Property Summary

- Executive duplex penthouse apartment
- Historic 'B' listed former school annexe building
- Finished to high standards
- Situated close to Leith Links
- Welcoming entrance hall
- Impressive open plan reception space
- Contemporary kitchen
- Utility cupboard (washing machine included)
- Guest WC
- Two generous double bedrooms with en-suites
- Luxury master en-suite shower room
- Quality four piece en-suite bathroom
- Secure residents parking with one allocated space
- Gas central heating
- EPC Rating - C | Council Tax Band - F







Stunning duplex
penthouse apartment in
historic 'B' listed
converted school











The spacious master bedroom can be accessed from the mezzanine or rear staircase. The vast space, offers fabulous views down the East Lothian coastline from three velux windows and has built in wardrobes and a luxury en-suite with walk-in shower and full height glass screen. The second double bedroom a generous size, also has built-in wardrobes and a luxury en-suite bathroom, which boasts a has a contemporary four piece suite, including separate shower enclosure and lavish bathtub. Further benefits include gas central heating. It is anticipated that this property will be of particular interest to the professionals and early viewing is highly recommend to fully appreciate what the accommodation has to offer.

Outside, the flat benefits from secure residents parking with one allocated space.

Extras: all fitted floor coverings, light fittings, washing machine (in utility cupboard) and integrated kitchen appliances to be included in the sale. An upright piano is included if desired.



Leith Links

Leith Links is the vast open green parkland which the properties are set around and famous as the “home of golf” hence the name links. It lies close to the historic port of Leith, where the wealthy merchants built their grand houses around the park. The park is a great social hub with local football clubs, children’s playground, tennis courts and bowling greens.

The vibrant and popular Shore area is close by, offering a wealth of bars, cafes and Michelin starred restaurants. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a gym, cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness suite.

The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes, service the area, including the No.22 route to the west and the Gyle Business Park and the No.35, passes by the Scottish Parliament at Holyrood and west to Heriot Watt university.

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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx.
156.0 sq.metres
(1679.0 sq. feet)

