



GILSON GRAY

LAW • PROPERTY • FINANCE

4/24 LOCHEND BUTTERFLY WAY

Leith, Edinburgh, EH7 5BF



Situated on the border of Lochend Park in Edinburgh's vibrant Leith area, this two-bedroom third-floor flat boasts beautifully presented, contemporary interiors and a tasteful colour palette of décor throughout. It also has a private, southeast-facing balcony with tranquil open views encompassing the park and the iconic Arthur's Seat. The home is sure to appeal to first-time buyers, professionals, couples, and rental investors alike. As well as lying opposite lovely parkland, the flat is situated within walking distance just over a mile from the heart of the city, and it benefits from close proximity to excellent local amenities, including Meadowbank Shopping Park, a selection of cafés, restaurants, and bars in Leith, Meadowbank Sports Centre, and excellent transport links. Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, fridge/freezer, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Third-floor flat within a modern development in Leith
- Situated opposite the peaceful green space of Lochend Park
- Beautifully presented, contemporary interiors
- Lift service, secure entry system and shared locked bike store
- Entrance hallway with built-in storage
- Open-plan kitchen, living and dining room
- Private southeast-facing balcony with views of Arthur's Seat
- Two double bedrooms (one with built-in wardrobes)
- Attractive bathroom with shower-over-bath
- Well-maintained shared gardens
- Private residents' parking







"THE FLAT BOASTS AN
ENVIABLE POSITION
OPPOSITE LOCHEND PARK
AND WITH ICONIC VIEWS OF
ARTHUR'S SEAT."





EPC RATING:

B

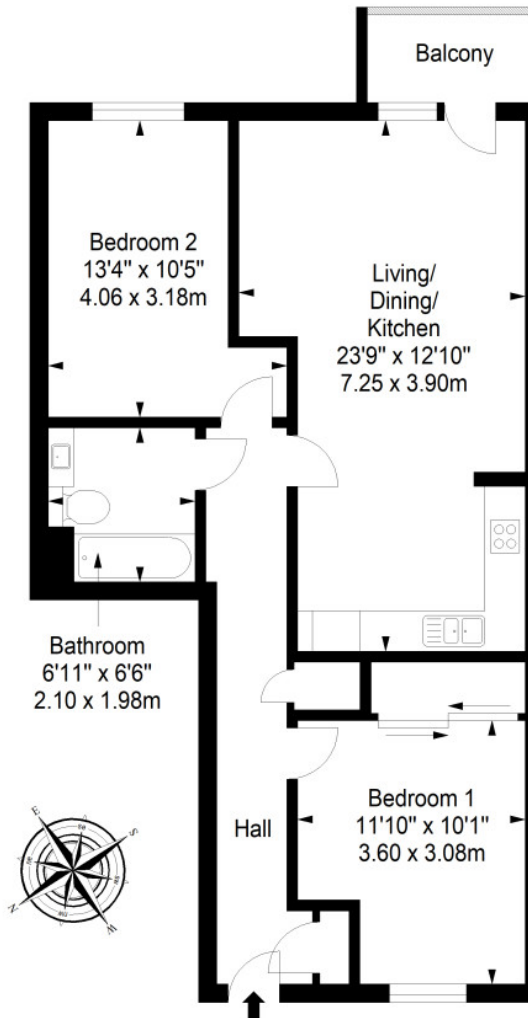
COUNCIL TAX BAND:

D

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Third Floor

Approx. 64.0 sq. metres (688.9 sq. feet)



Total area: approx. 64.0 sq. metres (688.9 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

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GLASGOW

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EAST LOTHIAN

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EH39 4AG
01620 893 481



DUNDEE

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DD1 1QN
01382 201 000



BORDERS

01890 880 008



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