



GILSON GRAY

LAW • PROPERTY • FINANCE

22/10 LOCHEND BUTTERFLY WAY

Leith, Edinburgh, EH7 5BF



Set on the second floor of a popular development in the city's Leith area, overlooking Lochend Park, this well-presented flat represents an ideal city home for first-time buyers, professionals, couples, downsizers, and rental investors alike, and it enjoys attractive, modern interiors and a mostly neutral colour palette throughout. The one-bedroom flat benefits from close proximity to excellent local amenities, including Meadowbank Shopping Park, a selection of cafés, restaurants, and bars, 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

- Second-floor flat in Leith, overlooking Lochend Park
- Close to excellent local amenities
- Just over a mile from the heart of the city
- Secure shared entrance and lift service
- Welcoming hallway with built-in storage
- Open-plan kitchen, living and dining room with private balcony
- Spacious double bedroom with built-in wardrobe
- Attractive bathroom with shower-over-bath
- Landscaped shared grounds
- Access to private residents' parking







"THIS ONE-BEDROOM FLAT
ENJOYS GREEN SPACE ON
THE DOORSTEP, WITH
COUNTRY-STYLE LOCHEND
PARK DIRECTLY ADJACENT."





EPC RATING:

B

COUNCIL TAX BAND:

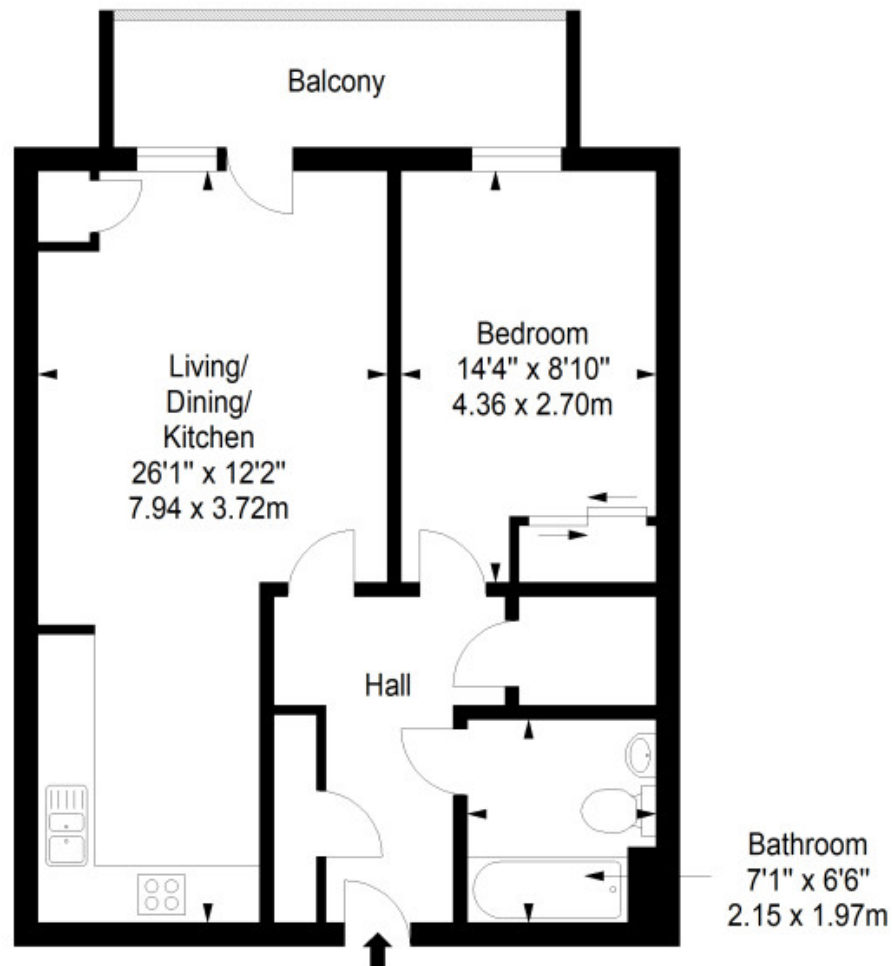
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VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Second Floor

Approx. 52.1 sq. metres (560.8 sq. feet)



Total area: approx. 52.1 sq. metres (560.8 sq. feet)



GILSONGRAY.CO.UK

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EAST LOTHIAN

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DUNDEE

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BORDERS

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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.