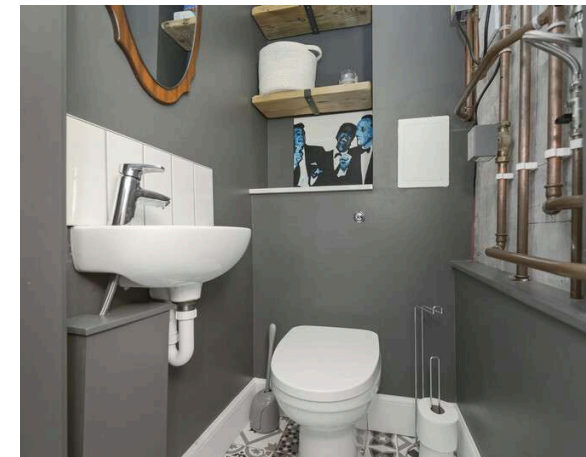




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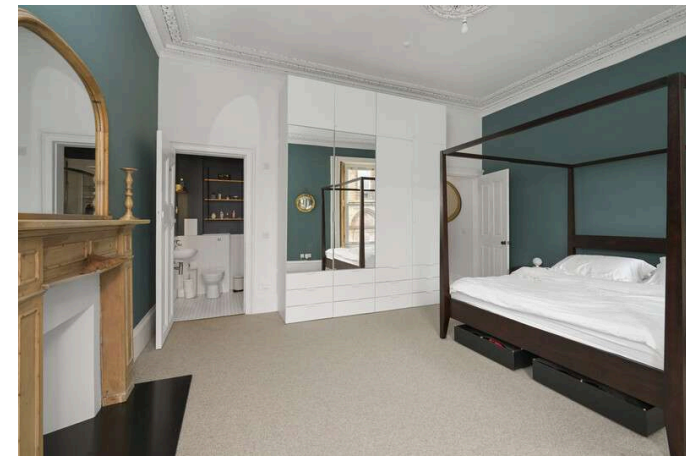


Rarely available this fabulous four bedroom townhouse has been extended and upgraded to a high standard by the current owners retaining many period features. The property is arranged over four floors offering bright and spacious accommodation. The property is ideally located in the Leith Links district of Edinburgh close to an abundance of local amenities along with open park spaces and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance vestibule, reception hallway.
- Front facing living room with working shutters, open shelved press, multi fuel burning stove.
- Fabulous dining kitchen, equipped with a range of wall and base units along with integrated appliances, breakfasting island, pantry cupboard and underfloor heating.
- Cloaks comprising WC and wash hand basin, also houses the boiler.
- Lower level comprises two large storage cupboards, utility/laundry room and playroom.
- Impressive principal bedroom located on the first floor, twin windows with working shutters, feature fireplace, en-suite shower room.







- Double bedroom located on the first floor, rear facing with ample space for free standing furniture.
- Two Double bedrooms located on the upper floor, Jack and Jill shower room.
- Family bathroom located on the first floor comprising WC, wash hand basin and roll top bath.
- Gas central heating.
- Double glazing.
- Private garden, patio area to the rear.





Location

The Leith Links district is most famous for its open parklands, one of Edinburgh's larger green spaces, with other leisure opportunities including Seafield Recreation Ground and Craightinny Golf Course. The fashionable Shore district can be found around a mile away, with its fine selection of Michelin starred restaurants, and the Ocean Terminal retail complex a little further beyond offers a multi-screen cinema, gym, spa, and a wide choice of high street retailers and restaurants. Leith Walk, Easter Road and Great Junction Street all lie within around a miles radius, offering a wealth of restaurants, cafés, bars, and supermarkets. There is an excellent public transport system, including a frequent bus service. Nearing completion, a tramline will conveniently provide a stop only 150m from the flat. A number of primary schools are found throughout the area, with secondary schooling available at Leith Academy

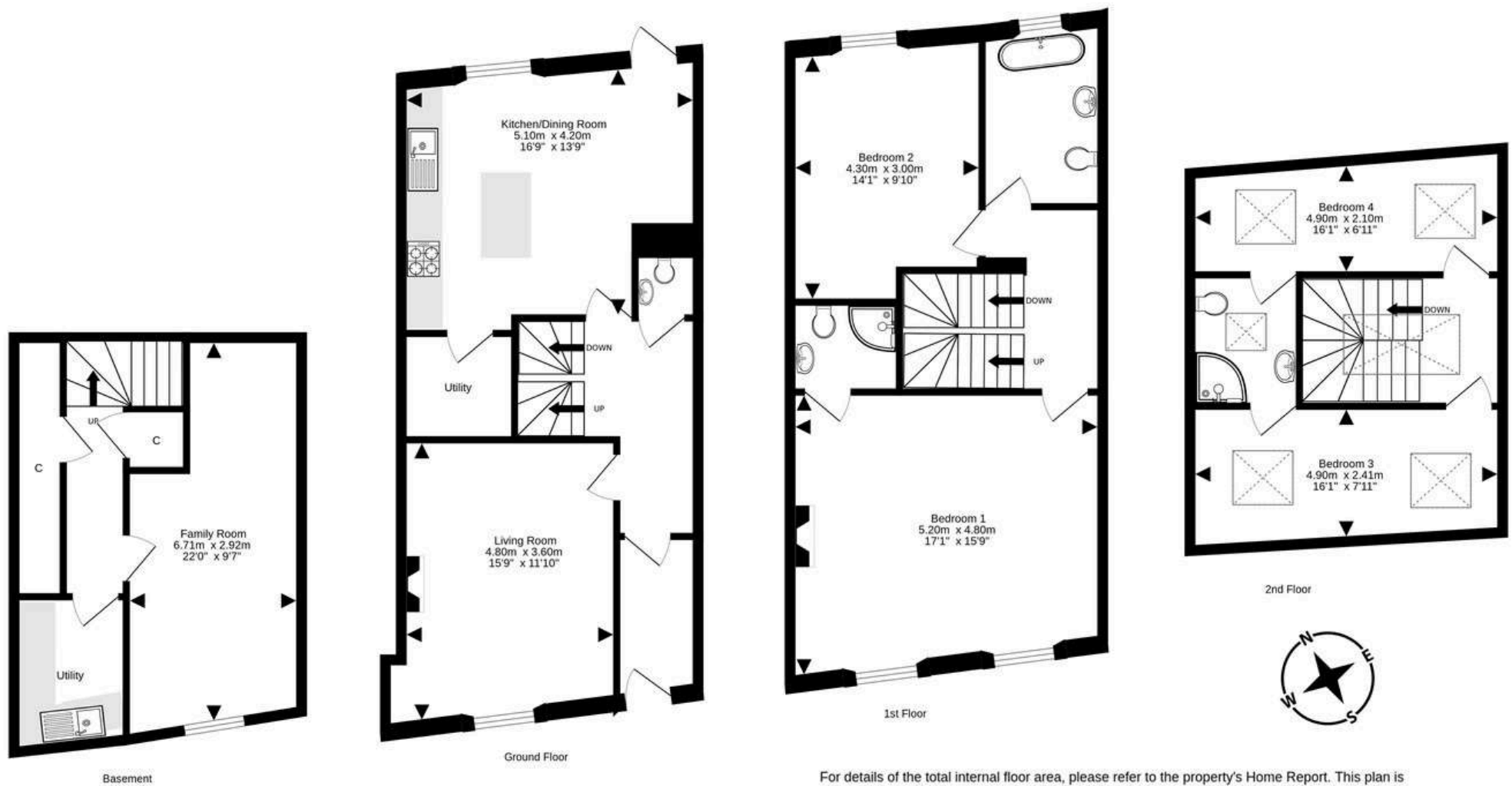
Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and fitted blinds. Please note the bike shed, coal store, living room light pendant and the light pendants in the vestibule, hall and landing are not included in the sale.

Price & Viewing

For price and viewing information or further details on this property please contact agent

FPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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