



4/9 Lochend Road
Edinburgh, EH6 8BR

A

"4/9 Lochend Road is second and third floor duplex flat with substantial mezzanine level"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE BATHROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- MEZZANINE SITTING AREA
- GAS CENTRAL HEATING
- SASH AND CASE WINDOWS
- COMMUNAL COURTYARD
- PRIVATE ALLOCATED PARKING SPACE
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops.

The nearby Ocean Terminal has an excellent range of shops, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia.

The sports minded will appreciate the wide variety of recreational facilities including, Leith Swim Centre & Gym, Victoria Baths and Fitness Centre, two local outdoor bowling clubs and the well known Leith Links where many sporting activities take place.

Education is well served locally from nursery, primary and secondary schooling. A comfortable walk finds you in the city centre, which is also well connected by bus routes and the Tram stop is located nearby.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

4/9 Lochend Road is second and third floor duplex flat with substantial mezzanine level, forming part of an imposing converted Victorian Schoolhouse, located in a very popular and convenient part of the city. This stunning light filled apartment boasts a stylish interior with double height ceiling and tall windows.

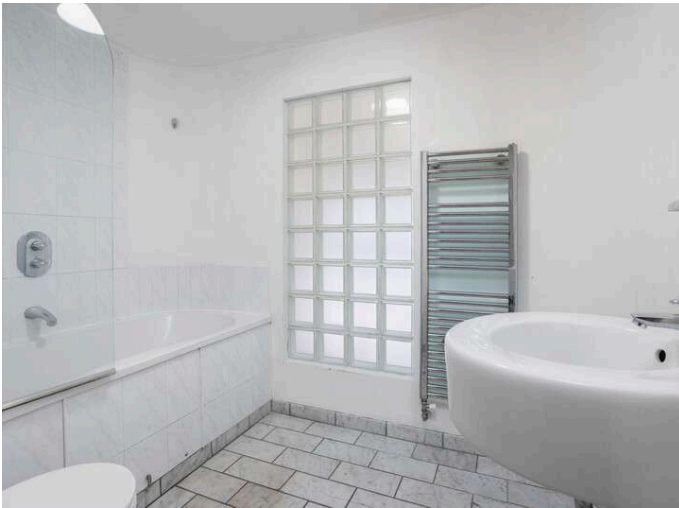
The accommodation comprises: hallway with cupboard space; bright and spacious living/dining/kitchen; bedroom two with built in wardrobes; bathroom with 3 piece white suite and shower over the bath; a wood/steel staircase leading to the upper level with double bedroom one with en-suite bathroom and a sitting area.

Further benefits include gas central heating, sash and case windows, excellent storage, communal courtyard and private allocated parking bay.

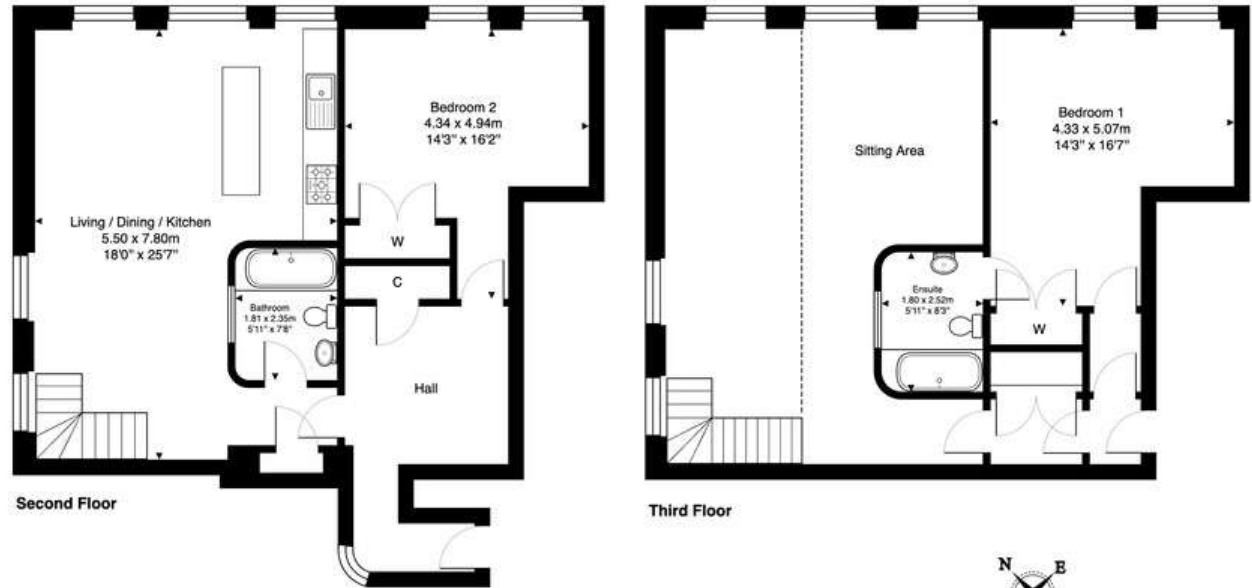
EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



4/9 Lochend Road, Edinburgh, EH6 8BR



Second Floor

Third Floor

Total Area: 146.4 m² ... 1576 ft²

All measurements are approximate and for display purposes only.

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565

A ANNAN
SOLICITORS & ESTATE AGENTS