










Offers Over
£220,000

6/3 Lochend Park View

Easter Road | Edinburgh | EH7 5FZ

An excellent opportunity has arisen to acquire this attractive and well-proportioned two bedroom flat quietly situated within a modern residential development near Easter Road. Boasting a private balcony, while being close to superb amenities and transport links, the property will undoubtedly appeal to a multitude of buyers including first-time purchasers, professionals and buy-to-let investors.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage for Residents
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The property features secure entry with lift access, leading to a welcoming hallway with ample storage. The open-plan living area boasts a triple-window reception space, a designated dining area with full-height glass doors opening to a private balcony, and a semi-open-plan kitchen equipped with fitted wall and base units, as well as integrated appliances including a hob, oven, and hood. The double bedroom is comfortably carpeted and includes mirror-fronted built-in wardrobes. The second bedroom is versatile, making an ideal home office or guest room. The bathroom is elegantly designed with a three-piece white suite, featuring a thermostatic shower over the bath and pristine white tiling. This stylish and functional layout ensures comfortable and modern living.



Extras

The property shall be sold as seen, including furniture, fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Surrounding the building are well-maintained communal garden grounds for residents to enjoy and for the car owner, there is secure allocated underground parking.

The development is factored by Hacking and Paterson with a fee paid quarterly at approx. £280

Viewing

Please contact Neilsons on 0131 625 2222.





Location

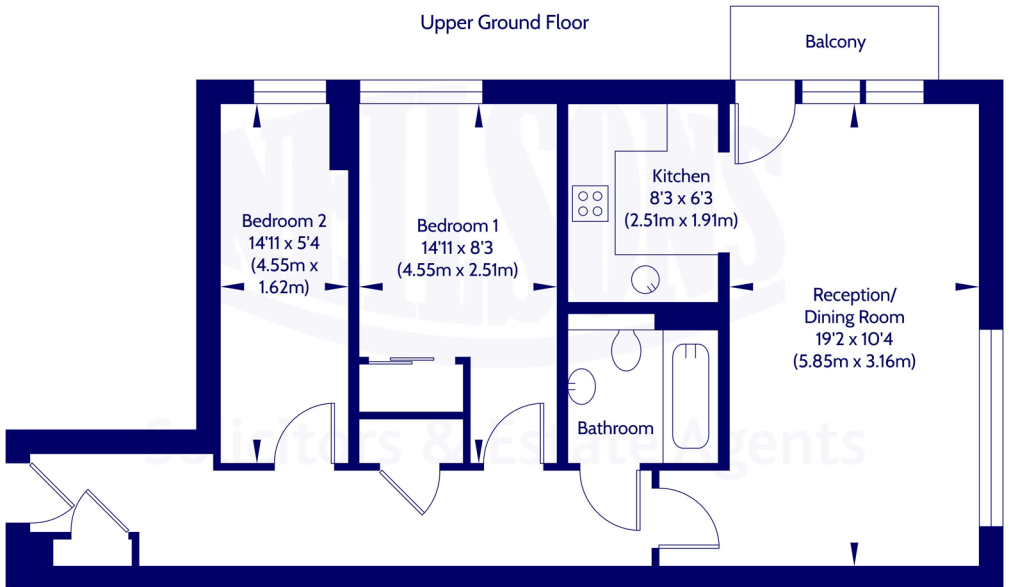
The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craightinny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as St James Quarter and Ocean Terminal Shopping Centre which house many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 59.43 Sq M / 640 Sq Ft.

Upper Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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