



22/19 Lochend Butterfly Way, Edinburgh, EH7 5BF

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



McDougall McQueen are pleased to bring to market this bright, three-bedroom, third floor apartment with lift access. The open plan lounge/kitchen/diner has ample space for living and dining. The kitchen area is fitted with a range of modern base and wall units with the oven, hob and hood, fridge/freezer and washing machine to remain. The main bedroom has fitted wardrobe and en-suite shower room fitted with a two piece white suite. There are two further bedrooms a single and a double. Completing the accommodation is the family bathroom which is fitted with a three piece white suite with shower over the bath. Externally there is a landscaped areas of communal garden grounds and shared parking. Early internal viewing of this flat is essential to fully appreciate the light and space. Viewing is by appointment. Call 07884 247419.





## Location

Lochend Butterfly Way is located between Easter Road and Lochend Road to the east of Edinburgh city centre.

## Extras

Oven, hob, extractor hood, washing machine and fridge freezer are included.

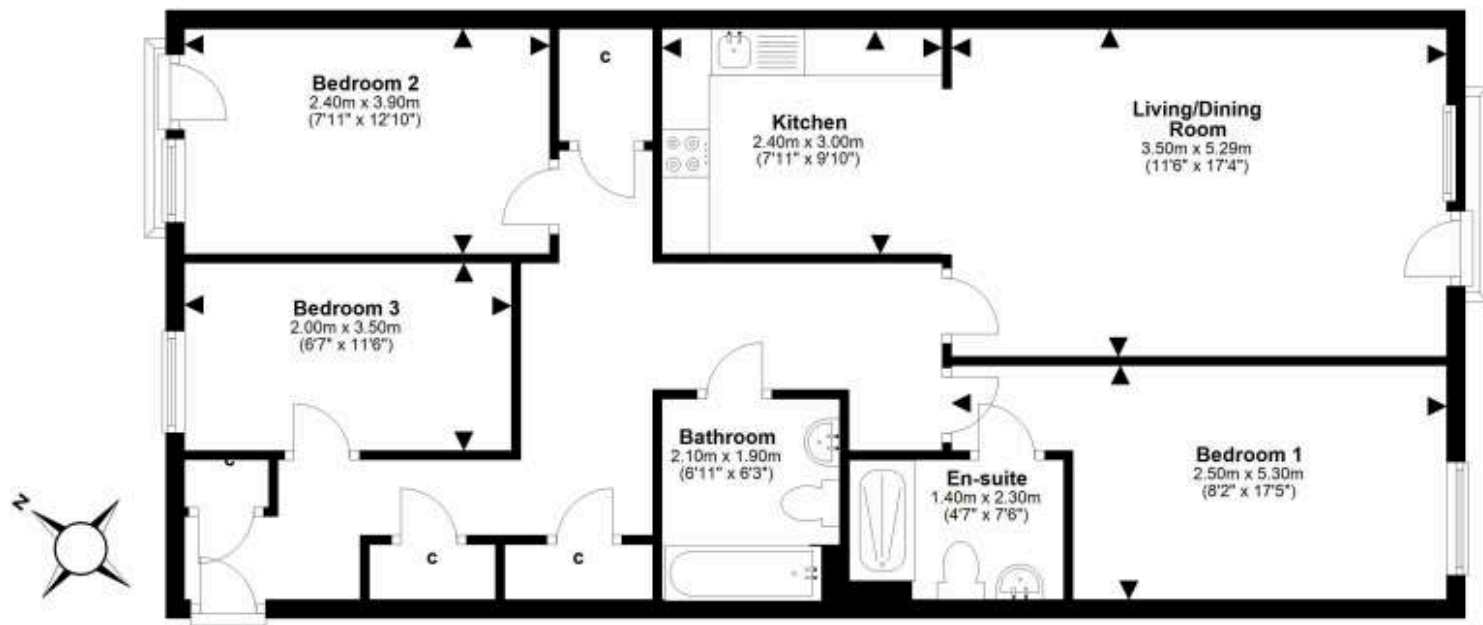
## Price

Offers over £225,000.

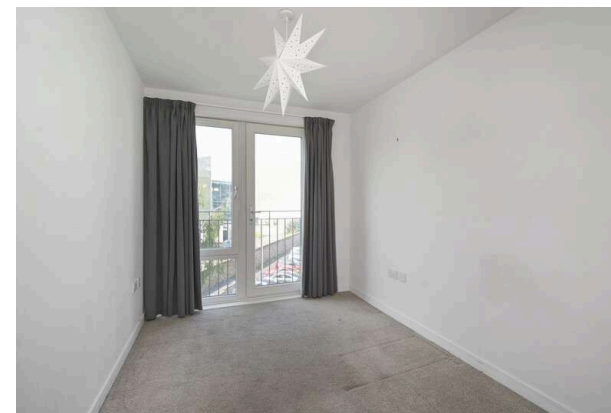
EPC Band - B

Council Tax Band - E

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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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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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