



Solicitors & Estate Agents











Offers Over

**£225,000**

## 2/13 Lochend Park View

Easter Road | Edinburgh | EH7 5FZ

A superb opportunity has arisen to acquire this impressive two bedroom fourth floor flat pleasantly positioned within a modern residential development near Easter Road. Boasting a lovely private balcony whilst being close to excellent amenities and transport links, the property will undoubtedly appeal to a variety of buyers including first-time purchasers, professionals and buy-to-let investors. Viewing suggested.

-  2 beds
-  1 public
-  2 bathroom
-  Communal gardens
-  Allocated underground parking
-  Passenger lift
-  EPC Band - B
-  Council Tax Band - D

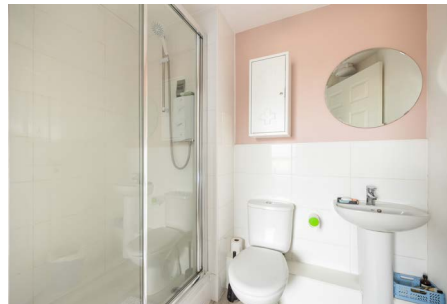


## Description

Internally, the property is offered to market in true move-in condition while briefly comprising of; inviting entrance hallway with useful storage provisions, bright and spacious lounge/diner with an open dual-aspect and wrap-around private balcony, modern fully-fitted kitchen with a range of integrated white goods whilst being styled with gloss white units and a contrasting dark worktop, generous principal double bedroom with integrated wardrobes and stunning views of Arthur's Seat, partially-tiled en-suite shower room, second sizeable double bedroom with further integrated wardrobes, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £150 per calendar month.



## Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and 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.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

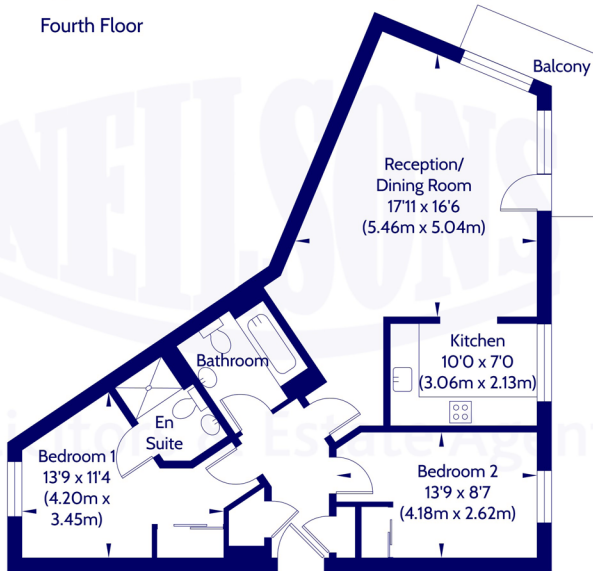
The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions 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 Craighentiny 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 72.78 Sq M / 783 Sq Ft.

Fourth 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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