



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

4/2 Bethlehem Way  
Lochend, Edinburgh, EH7 6FB

# 4/2 Bethlehem Way

Welcome to a beautiful one-bedroom apartment which is located on the ground floor of a modern development. This city residence offers bright and spacious rooms and a sought-after blank canvas, providing new owners with a home in true walk-in standard. It has excellent storage and modern fixtures and fittings. Furthermore, it has a convenient setting in Lochend, positioned within easy reach of idyllic green spaces, as well as the thriving amenities and transport links of Easter Road, Leith, and Meadowbank. This property will certainly be in high demand.

Extras: all fitted floor and window coverings, light fittings, integrated oven, electric hob, and concealed extractor, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note that no warranties or guarantees will be provided for the appliances

## Property Summary

- A modern ground-floor apartment
- Desirable location in popular Lochend
- Part of a sought-after factored development
- Neutral interior décor throughout
- Secure telephone-entry system
- Entrance hall with a built-in cupboard
- Spacious living/dining room
- Quality kitchen with feature block glazing
- Large double bedroom with built-in wardrobes
- Modern bathroom with overhead shower
- Well-kept communal garden grounds
- Ample residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £170,000







Spacious living/dining room, and a quality kitchen with feature block glazing







Large double bedroom  
with built-in wardrobes  
and a modern bathroom  
with overhead shower





Let us help you find your next  
**dream property!**



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Edinburgh, EH11 4EP

 **CHARTERED FIRM**

**Zoopla.co.uk** **rightmove**  **OnTheMarket.com**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Factoring Company:**

James Gibb, 4 Atholl Place,  
Edinburgh EH3 8HT

**Cost:**

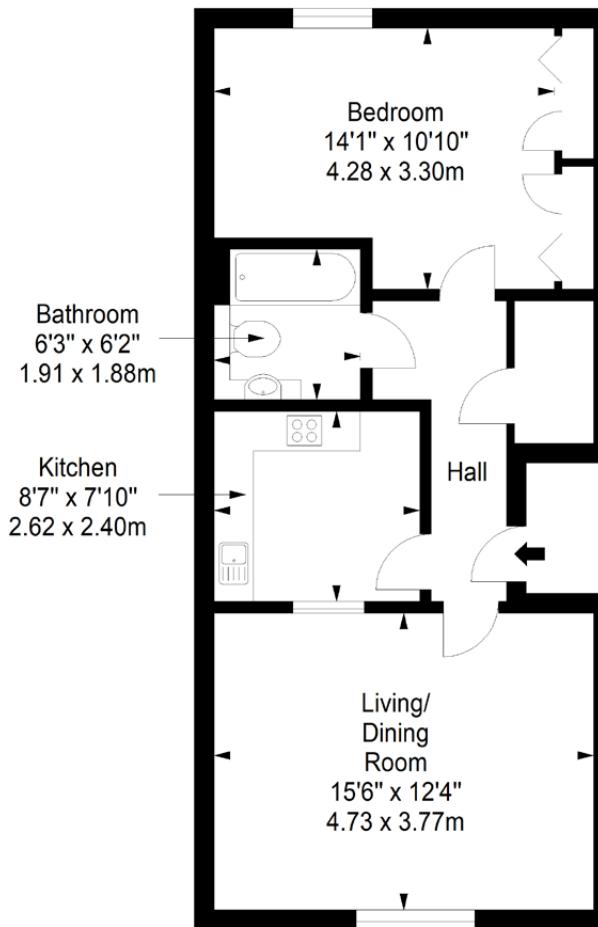
Approx £220 per quarter  
(includes buildings insurance)

**Services Covered:**

Development management  
Internal and external cleaning  
(stairs, windows, and gutters)  
Grounds maintenance  
(play and woodland areas, drains  
and sewage systems, private  
roadways, lighting systems)  
Maintenance and repair programmes

**Ground Floor**

Approx. 51.2 sq. metres (551.1 sq. feet)



**Total area: approx. 51.2 sq. metres (551.1 sq. feet)**