



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 17/14 Lochend Park View

Easter Road, Edinburgh EH7 5FX



# 17/14 Lochend Park View

With spacious interiors and stunning views, this fourth floor apartment is the epitome of contemporary city living. Forming part of a sought-after modern development in the popular Easter Road district, the property boasts a balcony overlooking the lovely Lochend Park and desirable secure underground parking.

Accessed via a secure entry phone system with stairs/lift up to the fourth floor, the front door opens into an exceptionally spacious long hall that immediately exudes a warm and welcoming ambience. Perfectly designed for modern family life or entertaining, the generous open-plan lounge/kitchen/dining space is flooded with warm, natural light from dual aspect glazing, including patio doors opening onto the balcony, which overlooks Lochend Park. With the gable end window, offering views of Arthurs Seat. The sleek kitchen boasts an array of cabinets providing ample hidden storage, as well as a range of integrated appliances. The tremendous bright and spacious lounge/dining area would accommodate various configurations and makes a great place to entertain.



## Property Summary

- Central city location, next to the lovely Lochend Park
- Modern fourth floor apartment
- Open-plan living room, dining & kitchen
- Master bedroom with built-in wardrobes & en-suite shower room
- Further double bedroom
- Modern three-piece bathroom
- Private balcony overlooking Lochend Park
- Gas central heating & double glazing
- Secure underground parking
- EPC Rating - B | Council Tax Band - B

Home Report Value - £240,000

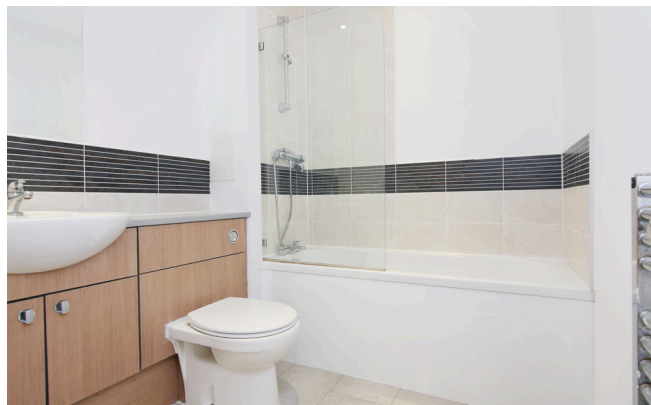








MODERN  
FOURTH FLOOR  
APARTMENT  
WITH FABULOUS  
VIEWS







Along the hall, the master bedroom benefits from built-in wardrobes, as well as a gleaming three-piece en-suite shower room. The second double bedroom offers excellent proportions and like the master bedroom enjoys a lovely aspect overlooking Lochend Park. Designed to match the en-suite, the immaculate bathroom features a luxurious bathtub, a WC and vanity unit with a countertop basin.

Externally, the development has communal gardens and direct access to Lochend Park

Parking: Secure underground parking.

The development is maintained by Myreside Management Ltd for an approximate fee of £100 per month. This cost includes the repairs and maintenance of communal areas and building insurance.

Extras: All fitted floors coverings, light fittings, curtains and all integrated kitchen appliances, to be included in the sale.





LOCHEND PARK



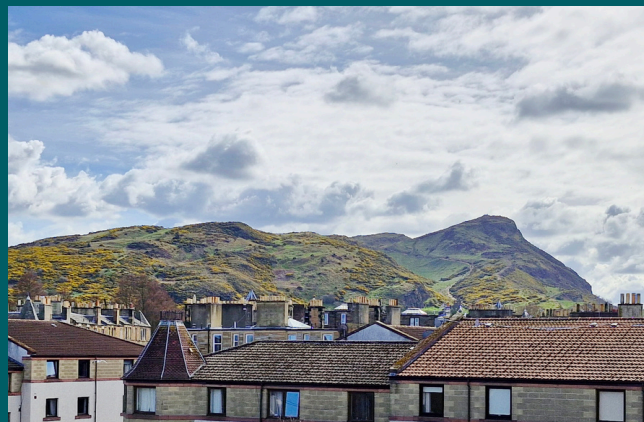
## Location

Lochend Park View is situated close to bustling Easter Road, lying close to both the city centre and the historic port of Leith. A wide range of shops and amenities are available on Easter Road, with additional shopping found at nearby Meadowbank Retail Park. For the sport enthusiast, leisure activities and outdoor pursuits are on your door step; Meadowbank sports centre hosts a variety of facilities. Lovely Lochend Park lies adjacent and Arthur's Seat, are great open spaces for taking a leisurely walk, running and cycling.

A popular with professionals and families thanks to its close proximity to the city centre, the Scottish Parliament, or Scottish Office (Leith) which is further enhanced by superb public transport services, in addition to easy access to the A1, routes towards Edinburgh City Bypass, and Edinburgh Airport.



VIEW FROM FLAT BALCONY



VIEW FROM FLAT

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



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



**CHARTERED FIRM**

**Zoopa.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.

