



FLAT 9, 1 LOCHEND PARK VIEW

Salisbury Court, Easter Road, EH7 5FX



VMH Solicitors

Characterised by tremendous natural light and magnificent views towards of the cityscape, this third floor flat offers a stunning two bedroom home in perfect, move-in condition. The tranquil development is conveniently located for local amenities and provides secure underground parking.

Enjoying a prominent position within the development, the commanding building is accessed via a secure entry-phone system and a shared foyer with stairs and a lift to the upper floors. Welcoming you into Flat 9 is a spacious entrance hall with a useful walk-in store cupboard. Here premium Kardean flooring and white walls create a crisp, contemporary feel and set the tone for the accommodation to follow. Immediately on the right is the delightful master bedroom, which benefits from dual-aspect windows including a charming Juliet balcony. In addition to ample floor space for bedroom furniture, the master bedroom incorporates a fitted wardrobe with sliding mirror doors, and a sleek en-suite shower room. Continuing to the end of the hall, you reach the breathtaking open-plan living room and kitchen. Its curved wall of full-height windows flood the space with light and yield stunning westerly views towards Calton Hill and its iconic monuments. The stylish linear kitchen fits seamlessly onto the far wall, offering ample fitted storage and workspace, plus a integrated appliances. Also at this end of the flat is the second double bedroom with a walk-in wardrobe, and the airy three-piece bathroom. Gas central heating and double glazing ensure year-round comfort and efficiency. Residents enjoy access to well-

tended communal garden grounds, while beautiful Lochend Park is just a five-minute stroll away. There is also a secure residents' underground car park (accessible via electronic fob and lift) and on-street parking. The development is factored by LPM for a charge of approximately £75 per month, which covers buildings insurance, communal cleaning and maintenance, grounds landscaping and management of the car park.

The property is situated within the popular residential area of Easter Road, to the east of the City and lying close to the vibrant City Centre, Leith and the Shore. Within a 1.5 mile radius you have access to Princes Street, Ocean Terminal and Meadowbank Retail Park, providing a variety of retail outlets, supermarkets, cinema, eateries and bars. Easter Road has a wealth of amenities on offer, with an array of independent retailers, cafes and bistros. Leisure pursuits are well catered for with the Playhouse Theatre and Omni Centre with a cinema and a health club within easy reach, Meadowbank stadium/fitness centre and the wide open spaces of Arthur's Seat, Calton Hill and Leith Links are ideal for pleasant walks. Schooling is well catered for from nursery to secondary level. The area is also well served by regular buses which link to the City Centre and surrounding areas. The location is ideal for the commuter as Waverley Railway Station, the A1, City ByPass and the national motorway network are all easily accessible.

Extras

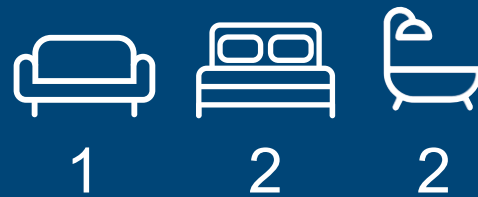
All fitted floor coverings, light fixtures and fittings, blinds, electric hob, extractor hood and single oven to be included the sale.



Home Report Value £195,000

EPC Band B

For up to date price & viewing information contact VMH Property or visit us online.





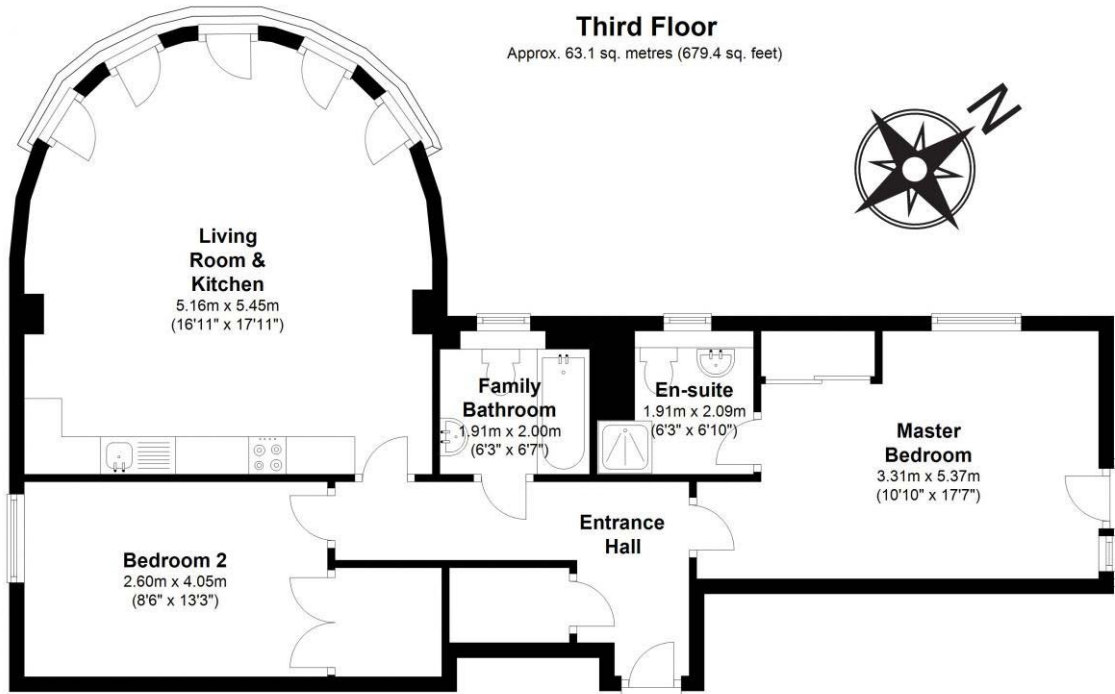


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Total area: approx. 63.1 sq. metres (679.4 sq. feet)

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.

