



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**FLAT 7, 5 LOCHEND PARK VIEW**

Lochend, Edinburgh EH7 5FB





This two-bedroom, two-bathroom flat lies on the second floor of a lift-serviced development in leafy Lochend and comes with attractive, modern interiors and spacious accommodation. This contemporary home features a French windowed open-plan living and dining kitchen with a southeasterly aspect, a main bedroom with a fitted wardrobe and an en-suite shower room, a second bedroom, and a three-piece family bathroom with a hand shower. Externally, the property benefits from communal garden grounds and allocated residents parking.

Extras: all fitted floor and window coverings, light fitting and integrated/freestanding kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Appealing second-floor apartment
- Sought-after development setting in Lochend
- Secure entry system and lift service
- Modern interiors throughout
- Entrance hall with storage
- Bright, open-plan living/dining room kitchen
- Principal bedroom with a wardrobe
- Versatile second bedroom
- En-suite shower room
- Three-piece bathroom
- Well-kept communal gardens
- Private residents' parking













“AN APPEALING HOME IN A MODERN DEVELOPMENT WITH EASY ACCESS TO EXCELLENT AMENITIES, INCLUDING GREEN SPACE AND COMMUTER LINKS.”









EPC RATING:



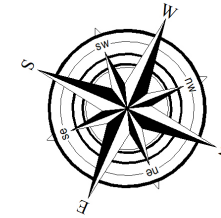
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

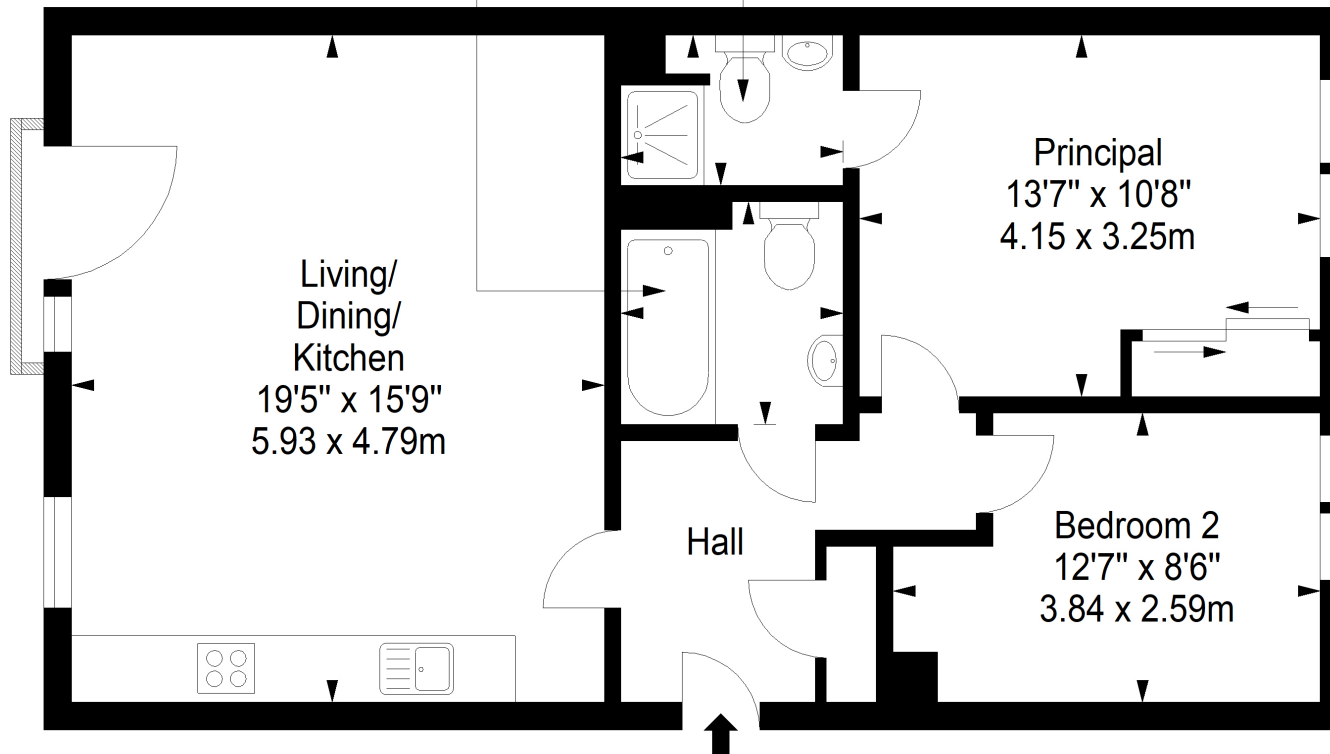
## Second Floor

Approx. 67.5 sq. metres (726.6 sq. feet)



Bathroom  
6'7" x 6'6"  
2.00 x 1.99m

En-suite  
6'7" x 4'6"  
2.00 x 1.36m



Living/  
Dining/  
Kitchen  
19'5" x 15'9"  
5.93 x 4.79m

Principal  
13'7" x 10'8"  
4.15 x 3.25m

Hall

Bedroom 2  
12'7" x 8'6"  
3.84 x 2.59m

Total area: approx. 67.5 sq. metres (726.6 sq. feet)



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## EDINBURGH

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EH1 2BW  
0131 516 5366



## GLASGOW

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G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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