



GILSON GRAY

LAW • PROPERTY • FINANCE

73 LOCHEND ROAD

Leith, Edinburgh EH6 8DQ



This well-presented ground floor, main door one-bedroom flat enjoys contemporary interiors and spacious accommodation. The home features a southwest-facing living and dining room with an Edinburgh press, a galley-inspired kitchen, and a double bedroom with a fitted press cupboard. Completing the accommodation is a walk-in cupboard and WC in the hall and a modern bathroom with a shower-over-bath and a heated towel rail. Externally, the property benefits from an enclosed, mature front garden, a detached garden shed, and ample on-street parking. Extras: All fitted floor and window coverings, light fittings and 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

- Traditional ground floor, main door flat
- Situated in highly desirable Leith
- Outstanding location near shops, transport links and green space
- Bold, modern interiors throughout
- Entrance hall with a walk-in cupboard and WC
- Sun-filled living/dining room with a press cupboard
- Galley-inspired kitchen
- Double bedroom with an Edinburgh press
- Family bathroom with overhead shower
- Mature front garden with a shed
- On-street parking
- Gas central heating and double-glazed windows







"THIS WELL-APPOINTED ONE-BEDROOM FLAT ENJOYS ACCESS TO A PRIVATE GARDEN AND AMPLE ON-STREET PARKING."





EPC RATING:



COUNCIL TAX BAND:

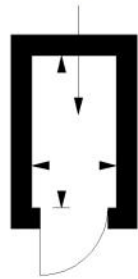


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Shed

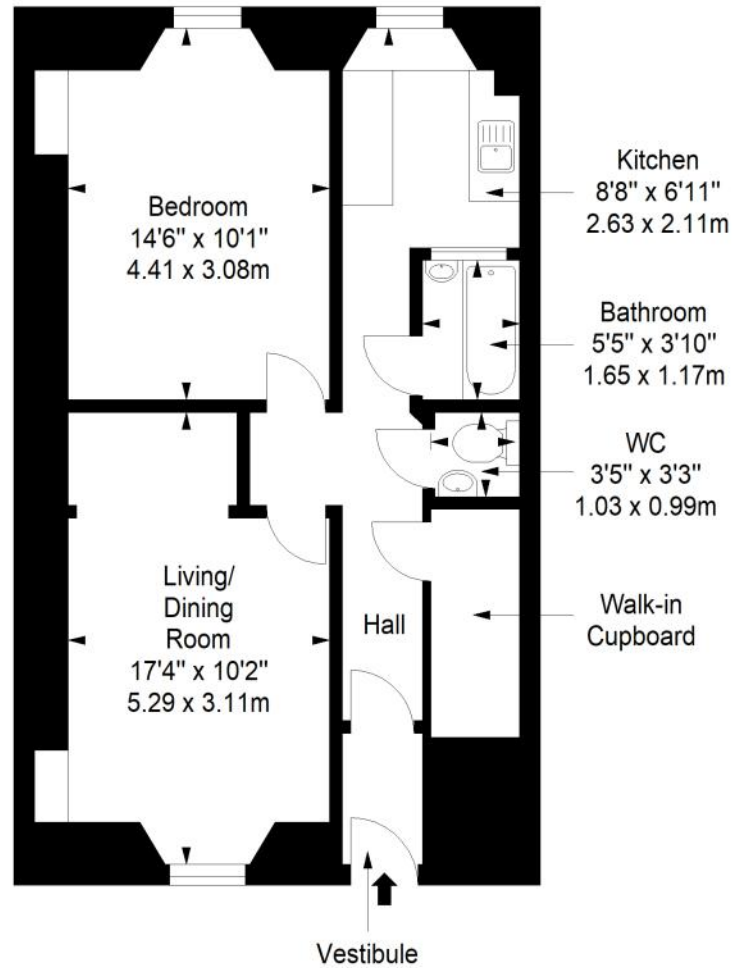
Approx. 1.8 sq. metres (19.4 sq. feet)

Shed
5'11" x 3'3"
1.80 x 0.98m



Ground Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



Total area: approx. 55.2 sq. metres (594.2 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
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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