



Deans Properties

Deans Solicitors and Estate Agents LLP



**63 Lochend Road
Leith Link, EH6 8DQ**



MAIN DOOR FLAT

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Front Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating - C



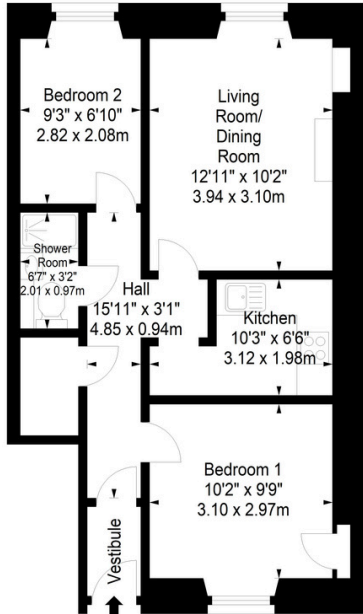
This tastefully presented, lower colony-style, main door flat with private front garden is in a highly sought-after location close to lovely outdoor space at Leith Links. The property is ideally placed for access to a variety of amenities including shops, cafes, bars and restaurants in nearby Leith and the Shore. The accommodation comprises; comfortable living room/dining room with feature fireplace, separate kitchen, two double bedrooms and shower room. There is a large store cupboard and pulley off the hallway. A neatly maintained, private garden lies to the front and there is free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, fridge-freezer and washing machine. The appliances included are sold as seen with no warranty provided.



Lochend Road, EH6 8DQ



Approx. Gross Internal Area
520 Sq Ft - 48.31 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

Deans Properties

Deans Solicitors and Estate Agents LLP



0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk