



10 Lochend Gardens
Lochend, EH7 6DG

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Front, Side and Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D



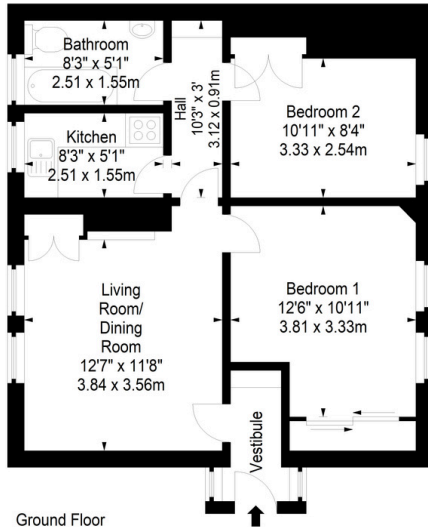
This well-proportioned ground floor flat is situated in the popular Lochend area, east of Edinburgh city centre. The property is close to a wide range of local amenities including Meadow Bank shopping centre that provides supermarkets such as Aldi and Sainsbury's and a gym. There is lovely outdoor space available at nearby Lochend park to enjoy peaceful walks. The accommodation comprises; a welcoming hallway, bright, living room, separate kitchen, two double bedrooms and a bathroom with shower over bath. Externally, there are private gardens to front, side and rear of the property and there is free on-street parking available. Included in the sale are the: fitted carpets and floor coverings, cooker, washing machine, fridge freezer and lightshades. All appliances are sold as seen with no warranty provided.



**Lochend Gardens,
Edinburgh,
Midlothian, EH7 6DG**



Approx. Gross Internal Area
585 Sq Ft - 54.35 Sq M
For identification only. Not to scale.
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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.

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