



58/4, LOCHEND AVENUE
LOCHEND, EDINBURGH, EH7 6DX

	2		1	EPC RATING	C	COUNCIL TAX BAND	B
---	----------	---	----------	---------------	----------	---------------------	----------



Located less than two miles from the bustling city centre and close to Lochend's charming country-style park, this two-bedroom flat enjoys a convenient and appealing address, well-connected by bus and road links for easy travel. Set on the first floor of an established development, it benefits from access to well-maintained communal gardens with a sunny south-facing aspect, plus there is conveniently unrestricted on-street parking. Modern neutral décor and large picture windows create a wonderfully light and airy atmosphere throughout the home, which boasts plentiful storage and is an ideal proposition for professionals, small families, first-time buyers, or those seeking a rental investment.

Communal stairs and a secure entry system grant access to the flat. Once inside, an inviting entrance hall with good storage leads to the reception room, which offers leafy views via double windows. It is a comfortably carpeted area with a flexible space for lounge seating and a dining table, benefiting from the practicality of built-in storage and convenient kitchen access. The light-filled kitchen is stylishly appointed with a range of oak-toned cabinets accentuated by glossy black subway tiling. It is integrated with an oven and a gas hob with a feature hood, and there is space for additional freestanding appliances.

FEATURES

- Central location close to Lochend Park
- Light and airy first-floor flat in an established development
- Communal stairwell and secure entry system
- Entrance hall with good storage
- Living/dining room with storage
- Stylish kitchen with reception room access
- Two rear-facing double bedrooms
- Bathroom with shower-over-bath
- Sunny, well-kept shared gardens
- Unrestricted on-street parking
- Gas central heating and double-glazing





The spacious two double bedrooms in the home also enjoy a lovely leafy outlook to the rear, and are carpeted for extra comfort and warmth. A modern bathroom featuring a WC suite and a bath with an overhead shower completes the accommodation on offer, while gas central heating and double glazing further ensure a warm and energy-efficient home.

Outside, there is shared access to neatly maintained lawned gardens that are spacious and south-facing at the rear. On-street parking in the area is conveniently unrestricted, providing easy options for residents and visitors alike.

Extras: The sale includes all fitted flooring, curtain poles, and light fixtures (except in Bedroom 2), a wardrobe in Bedroom 1, the integrated oven and hob, plus a fridge/freezer and washing machine.







Lochend, Edinburgh

Lying less than two miles from Edinburgh city centre, with excellent public transport links, is the mainly residential district of Lochend. The area is situated conveniently close to Easter Road, with its independent shops, cafés and cosy pubs, and Meadowbank Shopping Park, host to several supermarkets and high-street outlets. Lochend also caters for outdoor recreation with proximity to some of the capital's most delightful green spaces, including the country-style Lochend Park (a green flag park with ancient ruins and a loch), the Leith Links and the breath-taking Holyrood Park, home to the iconic Arthur's Seat. For indoor sports, the recently refurbished Meadowbank Sports Centre offers state-of-the-art facilities. Schools falling within Lochend's catchment area are wide-ranging and cover primary and secondary education. Many of the city's well-regarded independent schools are also easily accessible due to the area's central location. For those commuting further afield, the A1, City Bypass and motorway network are swiftly reached from here.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

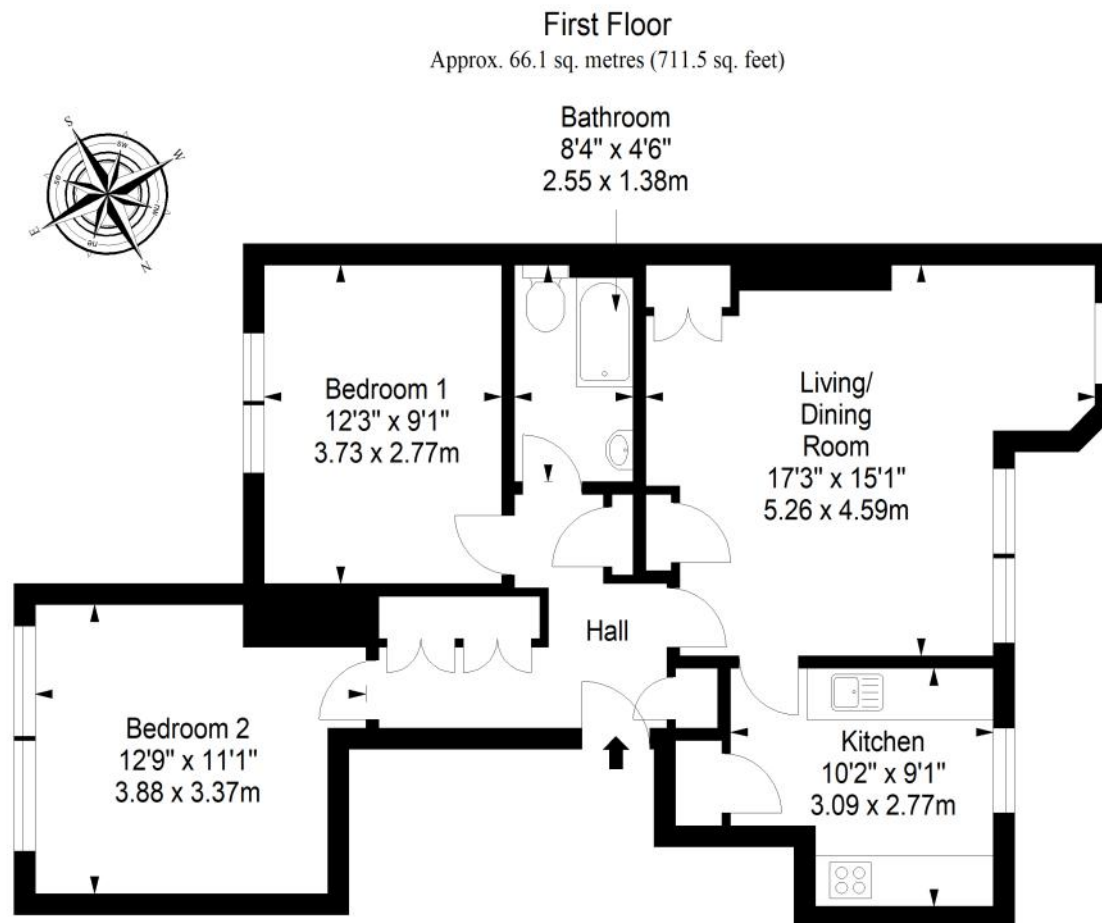
espc

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 66.1 sq. metres (711.5 sq. feet)