

59 Lochend Road Lochend

Edinburgh
EH6 8DQ









Stylish “C” listed main door flat forming part of a charming converted building that was originally built as the Leith Ragged Industrial School but latterly used by Telford College. The property is situated in a popular residential area with excellent local amenities including a good choice of supermarkets in the area and small local shopping providing for everyday requirements.

The Ocean Terminal development (currently undergoing a major redevelopment) is easily accessed and benefits from a 12-screen cinema complex, with a choice of pubs, bars, bistros and restaurants. The numerous sporting and recreational facilities close by include Easter Road Stadium, the David Lloyd Tennis and Fitness Club at the Shore and the well-maintained spaces of Leith Links.

There are excellent schooling establishments close by from nursery to secondary level including Hermitage Park Primary and Leith Academy. For the commuter, there are frequent public transport services from Lochend Road or Restalrig Road, providing easy access to most parts of the City. There is a tram stop around a well-maintained walk from the flat with direct access to Edinburgh International Airport.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, secondary glazing and good storage facilities. Smart meter. The integrated kitchen appliances are included in the sale. Other items may be available through separate negotiation. As the property is a maindoor flat the property allows wheelchair access.

The property is set within attractive and well-maintained landscaped garden grounds.

PROPERTY DETAILS

- Entrance Vestibule with mosaic tiled floor.
- Welcoming Hall providing access to all rooms. Built in cupboard.
- Bright and spacious Lounge with bay window to front. Feature fireplace with wooden surround (the gas fire is disconnected). Wall press. Ceiling rose.
- Modern and fully fitted Dining Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Integrated washing machine, dishwasher and fridge/freezer. Space for large dining table and chairs. Window to front with cupboard below.
- Double Bedroom with window to rear with built-in bookcase below.
- Second Double Bedroom with window to rear. Cupboard housing combi boiler.
- Shower Room with walk in shower compartment with shower. White two-piece suite comprising inset wash hand basin and WC. Bathroom cabinet. Mirror. Extractor.



Viewing by appointment on 0131 524 3800





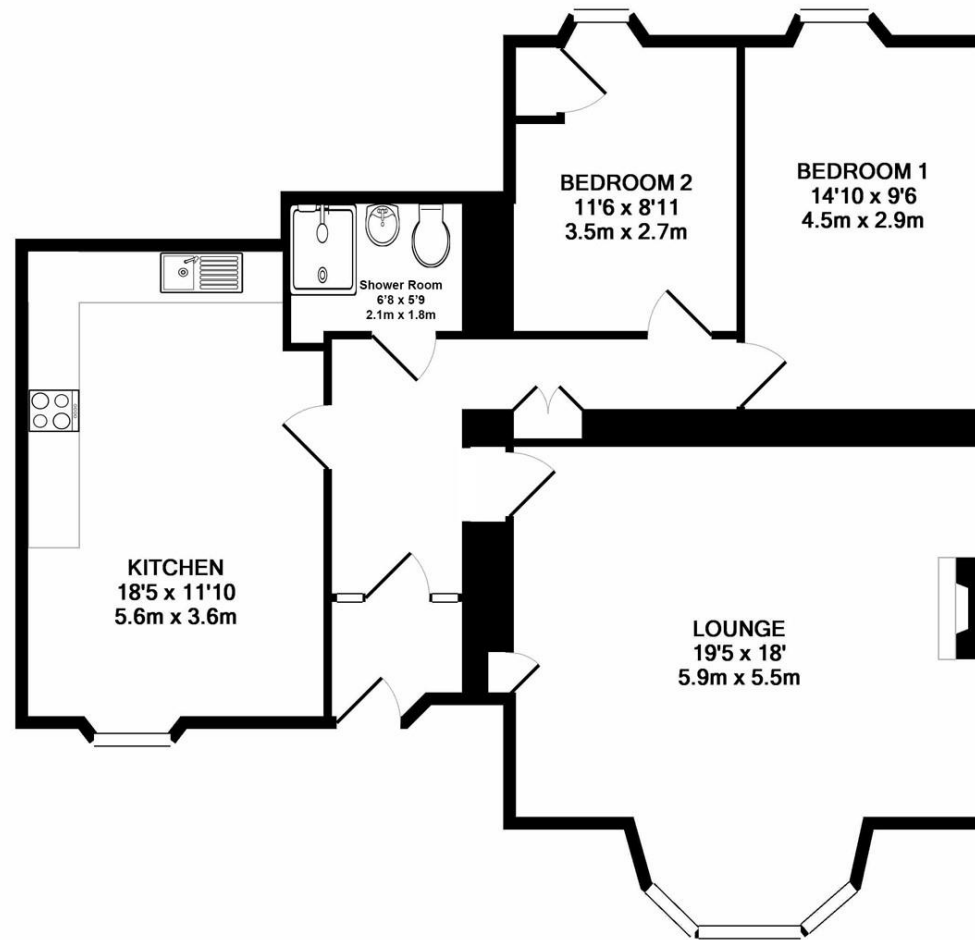


EXTERNAL

The property is set in attractive and well-maintained communal garden grounds with lawns and an attractive array of established plants, shrubs and trees.

Allocated parking space and additional visitor parking.

- Energy Efficiency Rating - C
- Council Tax Band - E



TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2016

Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

ESPC
espc.com



CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS