










Offers Over
£150,000

63/1 Lochend Gardens

Lochend | Edinburgh | EH7 6DQ

An excellent opportunity has arisen to acquire this lovely two bedroom upper villa pleasantly positioned within a popular pocket of Lochend. Nearby fantastic amenities and transport links the property makes for an ideal first-time or buy-to-let purchase. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  On-street free parking
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the property is presented in a move-in condition while briefly comprising of; inviting entrance hallway, bright and airy lounge/diner with an electric fireplace, useful storage provisions and a lovely green outlook, fully-fitted kitchen with a range of integrated white goods and tiling in splash areas whilst being styled with wooden units and a dark worktop, first good sized double bedroom with twin windows and integrated wardrobes, second sizeable double bedroom with room for different configurations, and a partially-paneled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob and oven, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property is a large private garden with a boundary fence offering lots of potential for residents to make their own. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.



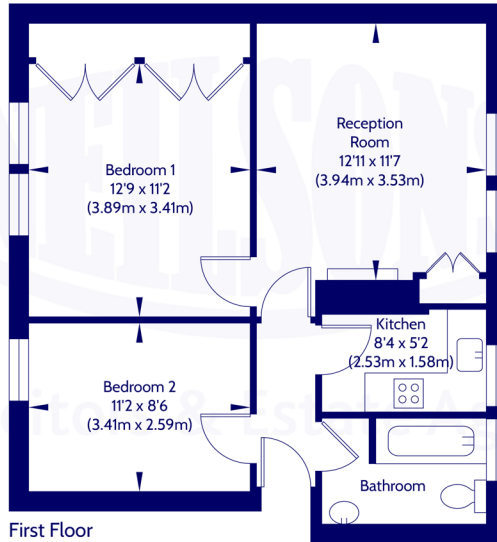


Location

Lochend is a popular residential area located to the east of Edinburgh. There are good local shopping facilities and schooling for all ages and regular bus services provide access to most parts of the City. Close by are Lidl's, Tesco's, Morrisons and Meadowbank Retail Park, which boasts several outlets including a Sainsbury's. Cycle paths adjacent to the property, provide links to Edinburgh's coastline at Portobello beach and access to Leith Links. Slightly further afield is Fort Kinnaird with its selection of High Street stores. Access to Edinburgh City Centre is found on all the major bus routes with nearby Ocean Terminal and fashionable Shore area of Leith offering a wide variety of entertainment and eating places.



Approx. Gross Internal Floor Area 51.79 Sq M / 557 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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