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Offers Over

£275,000

78 Hermitage Park Grove

Lochend | Edinburgh | EH6 8DX

This attractive and well presented end terraced villa is quietly situated within an established development, close to excellent amenities, reputable schooling and commuting links. In true move-in condition, the property would ideally suit the professionals or young families and provides flexible accommodation.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Driveway
-  Private rear garden
-  EPC Rating – C
-  Council Tax Band - D



Description

Internally, the property in brief comprises; welcoming entrance vestibule, fantastic sized reception room with excellent natural light, stunning fitted kitchen with ample units, French doors providing access to the light and airy conservatory which in turn leads to the private rear garden, generous sized principal bedroom with en-suite shower room, two further well proportioned bedrooms with fitted storage and shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated hob, integrated oven and integrated fridge/freezer.

Gardens & Driveway

To the front lies a driveway providing off-street parking. The private garden to rear is fully enclosed and has been well maintained.

Viewing

Please contact Neilsons on 0131 625 2222.





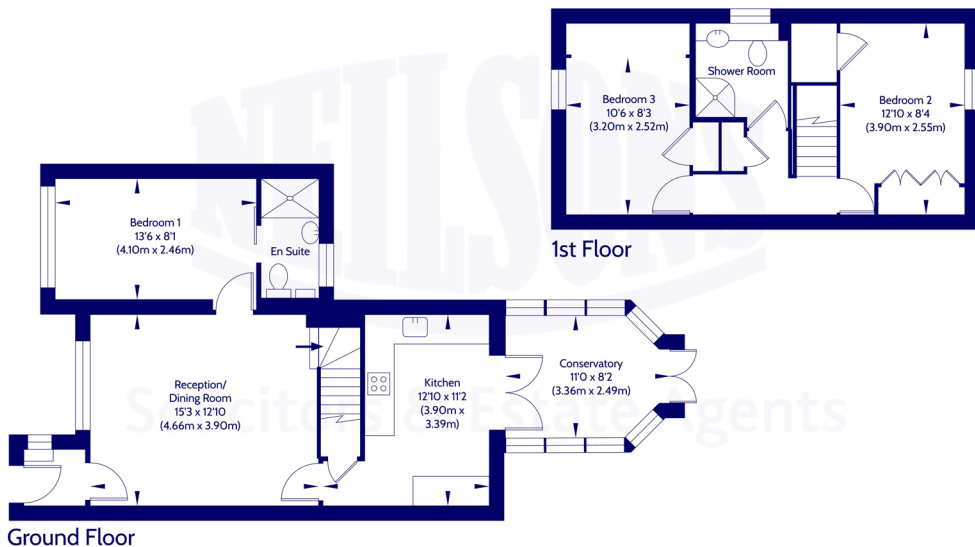
Location

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 88 Sq M / 948 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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