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Offers Over

**£220,000**

## 5/12 Lochend Butterfly Way

Easter Road | Edinburgh | EH7 5GS

A fantastic opportunity has arisen to purchase this impressive third floor apartment, forming part of an established modern development, with secure underground resident's parking. The property is quietly positioned within the popular Easter Road district of the city, close to many local amenities and transport links.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift & Stair Access
-  Secure Allocated Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



## Description

The accommodation in brief comprises; secure entry system, lift and stair access, welcoming hallway with useful storage, light and airy reception/dining room with spectacular views of Calton Hill, semi open plan to modern fitted kitchen with integrated appliances, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, good sized second bedroom with fitted wardrobes and access to balcony with views of Arthur's Seat, and contemporary shower room. Further benefits include gas central heating and double glazing.

*This property has been subject to virtual staging/renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens and Parking

Surrounding the building are well-maintained communal garden grounds for residents to enjoy and for the car owner, there is a secure allocated underground parking.

## Factor

Hacking & Paterson are the Factoring Agents for the development to which a quarterly fee of approx. £314 is payable for the upkeep of all the communal areas including the garden grounds, lift and stair maintenance and cleaning and includes block buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

Lochend Butterfly Way forms part of the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craiginny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as St James Quarter and Ocean Terminal Shopping Centre which house many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 74 Sq M / 796 Sq Ft.

### 3rd Floor



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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