



Most attractive

One-bedroom, first floor flat



A most attractive, one bedroom, first floor flat situated in a popular development with secure residents' parking adjacent to greenery and beautiful walks in the Lochend district of Edinburgh. The accommodation consists of a hallway with good storage, an open plan kitchen/dining and lounge area, with smart glossy fitted units and toning worktops which includes integrated appliances, and also benefits from a Juliet balcony with and open outlook. The double bedroom has a useful fitted mirrored wardrobe, and the bathroom has a white three-piece suite with shower over the bath. This property would make an ideal first purchase or as a buyer to let investment.

Key Features

Open plan kitchen/dining and lounge with Juliet balcony

Double bedroom with fitted wardrobes

Modern bathroom

Double glazing

Gas central heating

Entry phone system

Residents' parking

Lift

Bicycle storage

EWS1 in place (A2 rating - no remedial works required)

Factored by RMG (Residential Management Group) approx. £45-55 per month, which includes:-

Cleaning of communal areas

Gardening of communal areas and lawns

Building insurance

Repairs for the lift

Repairs of secure entry

Repairs of communal locks

Works needing done in communal areas is covered under factoring



Lochend

This property is located in the ever-popular Lochend area of Edinburgh, which lies to the east of the city centre. There are a host of local shops in the vicinity, including postal services, with Sainsburys and Lidl supermarkets situated close by at Meadowbank shopping park. Leisure facilities on offer are excellent and include a choice of bars, restaurants and takeaways. Meadowbank Sports Centre is also within easy reach. Schooling is well represented from nursery to senior level. An efficient public transport network operates through Edinburgh and the surrounding areas. The city bypass and main motorway networks are also within easy reach.



Extras

All fitted floor coverings, light fittings, fridge freezer, electric hob, oven and extractor hood, automatic washing machine/ dryer (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£190,000

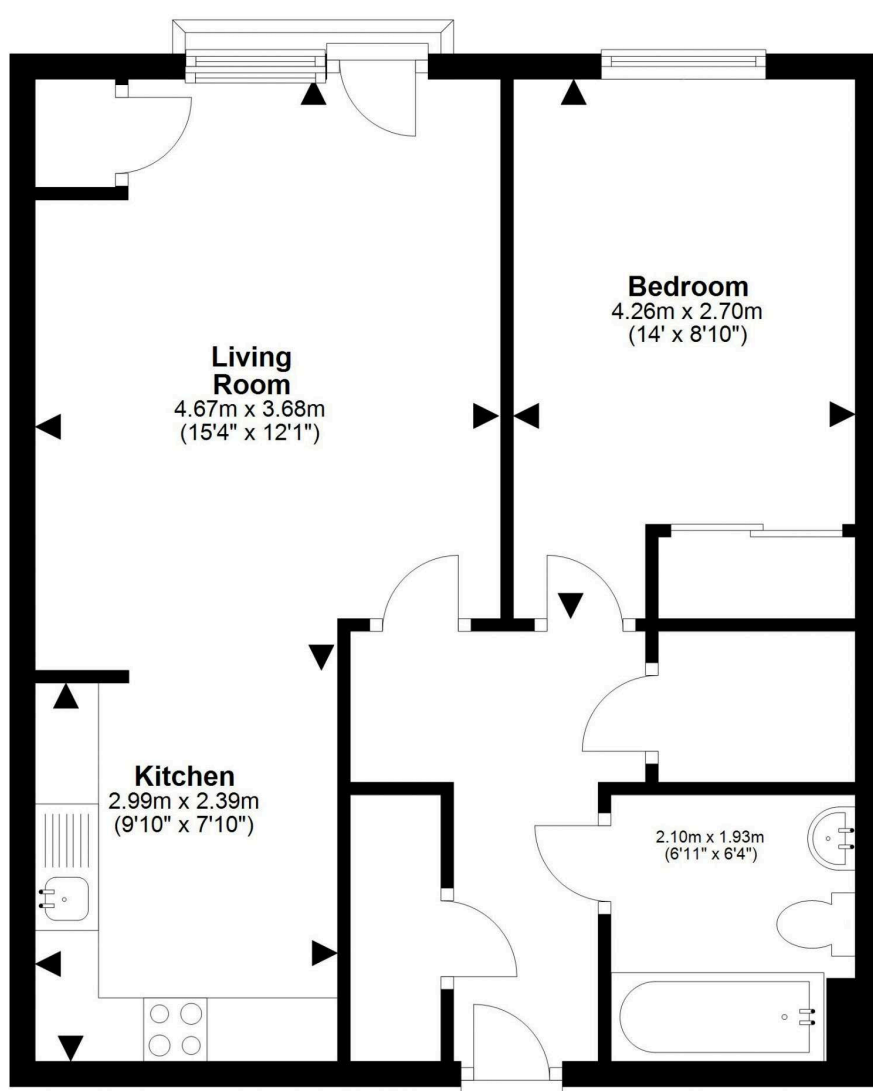
EPC Rating

B

Tenure

Freehold





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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