



**123/1 Lochend Road, Edinburgh**

Offers Over **£220,000**





## 123/1 Lochend Road

Edinburgh, Edinburgh

Graham Hutchison and RE/MAX Estate's - Edinburgh proudly present this one-bedroom flat, This charming property offers a bright and spacious lounge with open views toward Calton Hill and Arthur's Seat

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First Floor Flat
- Spacious Lounge
- Fantastic View of Calton Hill and Arthur's Seat
- Large Bedroom & Box Room
- Communal Garden





### Lounge

19' 11" x 10' 4" (6.06m x 3.16m)

A spacious and beautifully bright lounge featuring a large bay window with open views toward Calton Hill and Arthur's Seat. The room is enhanced by an elegant wooden fireplace with a marble surround and an inset real-flame gas fire with imitation coals, creating a warm focal point. Traditional charm runs throughout with original cornicing, ceiling rose, dado rail, and a central light fitting. The room also benefits from carpet flooring and a convenient shelved storage cupboard.

### Entrance Hall

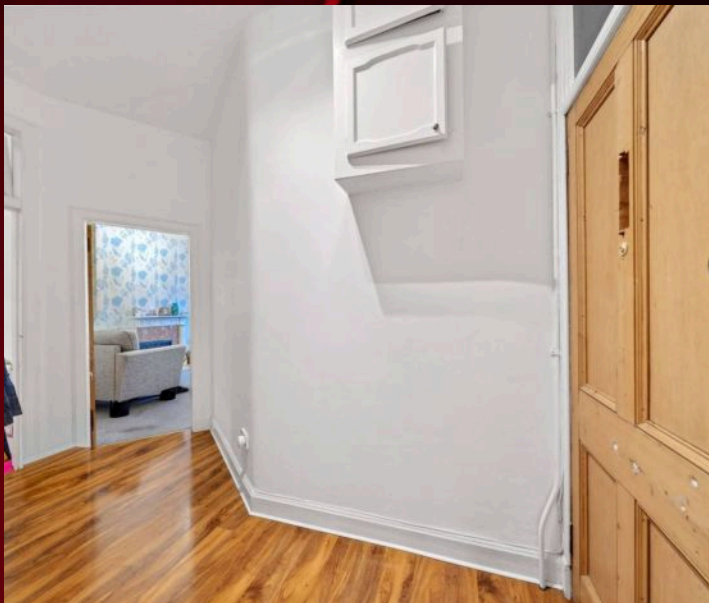
14' 8" x 4' 0" (4.47m x 1.21m)

An inviting L-shaped hall featuring attractive real wood flooring and two ceiling light fittings. An abundance of storage is provided by three large cupboards, and there is a radiator for added comfort. The hall benefits from a secure entry phone for the communal stair door and offers access to the communal stair, lounge, office/box room, kitchen/diner, shower room, and bedroom.

### Kitchen/Diner

13' 11" x 11' 7" (4.25m x 3.53m)

A well-appointed, fully fitted kitchen offering a range of wall and base units, gas hob and integrated oven. The room features practical vinyl flooring, a central light fitting, radiator and a window overlooking the rear of the property, complemented by a charming window seat. Excellent storage is provided by a large walk-in cupboard and a smaller cupboard housing the boiler, with further access to a separate utility room. There is ample space for a dining table and chairs, and the fridge/freezer is to be gifted by the vendor.







### Utility Room

A useful utility room accessed from the kitchen/diner, featuring a stainless steel sink with hot and cold mains-fed taps, vinyl flooring, and a window overlooking the rear of the property. The space includes a combined washer/dryer, which will be gifted by the vendor, and is finished with an over-door light fitting.

### Shower Room

10' 10" x 4' 9" (3.29m x 1.44m)

A modern shower room comprising a WC and wall-mounted ceramic sink with hot and cold mains-fed taps. A frosted window provides natural light, complemented by a central light fitting. The room is finished with vinyl flooring, attractive wallboards throughout, and a radiator. The fully enclosed shower cubicle features a glass door, rain shower head, and handheld attachment, powered by a mains-fed shower.

### Bedroom

13' 8" x 9' 9" (4.17m x 2.96m)

A spacious bedroom with a window overlooking the rear of the property, offering ample room for a double bed and free-standing furniture. The room includes a handy built-in cupboard beneath the window, a dado rail, radiator, off-centre light fitting, and carpet flooring.

### Box Room/Office

11' 2" x 5' 8" (3.40m x 1.72m)

A versatile box room ideal as a home office, featuring a window to the kitchen, extractor fan, central light fitting, carpet flooring, and a radiator.







#### **GARDEN**

A well-maintained communal rear garden, largely grassed and featuring mature shrubbery and a large attractive evergreen tree, offering a convenient outdoor space for drying clothes.

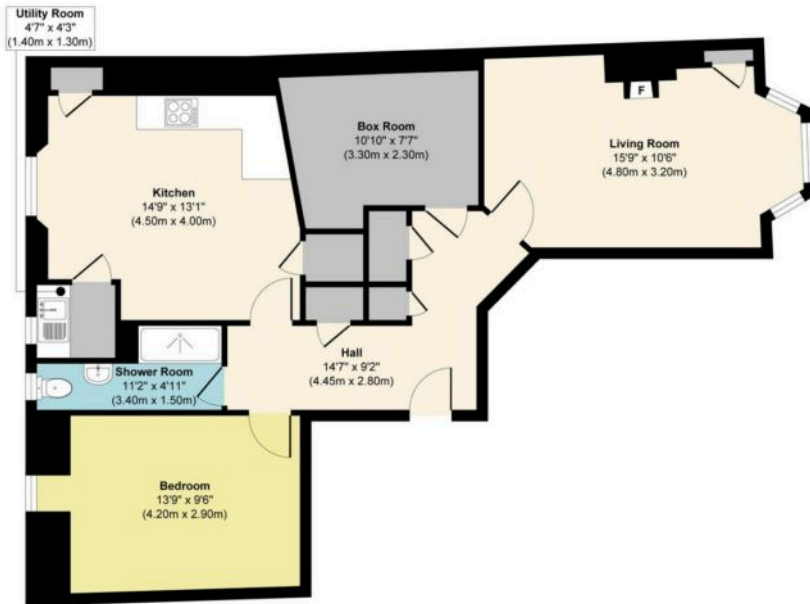
#### **ON STREET**

Free on-street parking is available for residents and visitors.









Floor Plan

Approx. Gross Internal Floor Area 887 sq. ft / 82.49 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





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