



4/1 Lochend Butterfly Way

Lochend, Edinburgh, EH7 5BF



VMH ESTATE AGENTS



Lovely 1st floor flat in the popular Lochend area, ideal for a first time buyer

- Sitting/dining room/kitchen
- 2 double bedrooms
- Bathroom with 3-piece suite
- Bright & well proportioned
- Modern factored development
- Ideal for a first-time buyer
- Shared residents' parking
- Secure bike store
- Close to local amenities
- Gas central heating & double glazing



Offers Over: £220,000

EPC Rating: B

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Situated in the popular Lochend area close to Easter Road this 2 bedroom 1st floor flat offers an excellent opportunity for a first-time buyer. The property is bright & well proportioned with the sitting room overlooking Lochend Park.

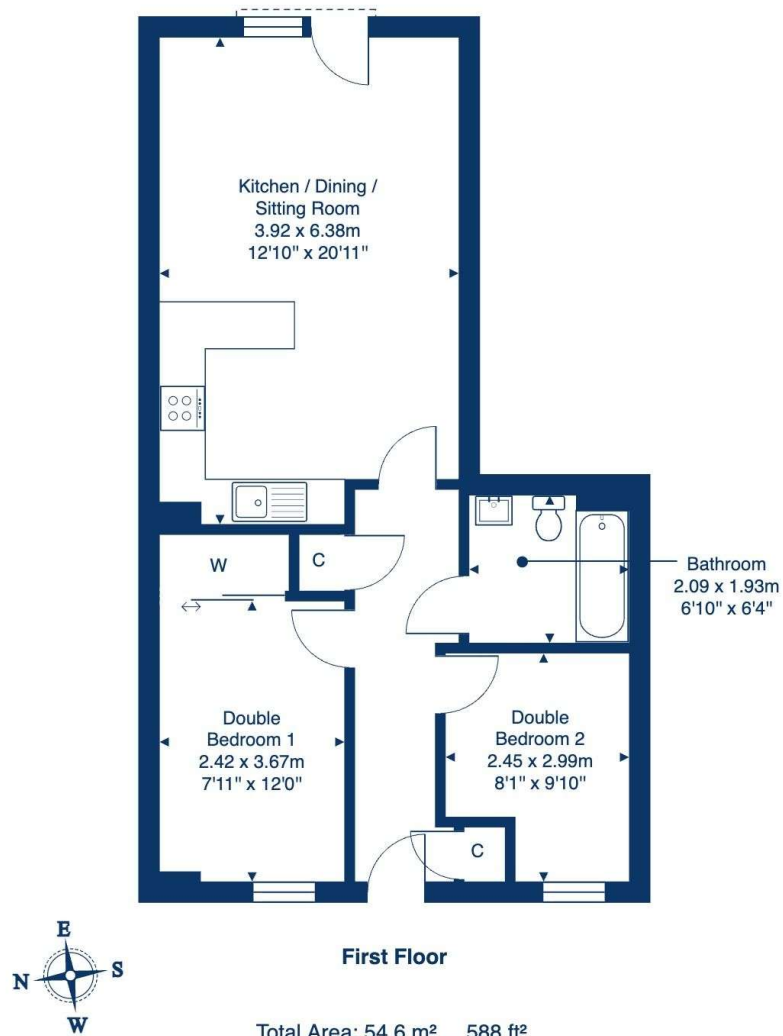
Further benefits include gas central heating, double glazing, shared residents' parking & a secure bike store.

Management

The development is factored by RMG Scotland at a current cost of £1000 per year. This cost covers the maintenance of the communal areas and block buildings insurance.



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All measurements are approximate and for display purposes only.

Location

Situated to the east side of Edinburgh, Lochend is close to Craighentinn, Easter Road and Meadowbank. Excellent shopping facilities are available on hand including a Morrisons Superstore, Scotmid and Meadowbank Retail Park. In addition, Asda hypermarket and the Fort Kinnaird Retail Park are all located close by. The area is well served by buses and the city bypass and motorway networks are only a short drive away. There is a good choice of schools available at both primary and secondary levels along with a wide and varied selection of nurseries and pre-school playgroups.

Extras

To include all fitted carpets, floor coverings, curtains, blinds, oven, hob, fridge/freezer, washing machine, dishwasher & wardrobes in bedroom 2.





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