



RALPH SAYER
SOLICITORS & ESTATE AGENTS

22/1 Lochend Road South

Edinburgh EH7 6BP

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In an ideal central location, close to lovely Lochend park and the city's amenities, this delightful ground floor flat boasts views of Arthur's Seat and Calton Hill from its lounge and private south-west facing garden.

As you step inside, you'll be welcomed by a bright and airy lounge diner, featuring a bay window that floods the room with natural light and is the perfect place for a dining table, where you can enjoy the views. Next door, the fitted kitchen, comes complete with a convenient pantry and provides ample work surface space and hidden storage. A generous double bedroom, is peacefully situated at the rear of the property and features extensive built-in storage and finally, an airy three-piece bathroom features an over-bath shower with a glass screen. Outside is a well-maintained shared rear garden, complete with a drying green.

Extras: all fitted floor coverings, window coverings, light fittings, and all kitchen appliances will be included in the sale. Furniture also included in the sale price.



Property Summary

- Central location, close to Lochend park with views of Arthurs Seat & Calton Hill
- Ground floor flat with private south-west facing front garden
- Spacious lounge & dining room
- Fitted kitchen with pantry
- Double bedroom with built-in wardrobes
- Three-piece bathroom
- Gas central heating & double glazing
- Shared rear garden & drying green
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - A

Home Report Value - £145,000



Lovely ground floor flat, offering views of Arthur's Seat & Calton Hill



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dream property!



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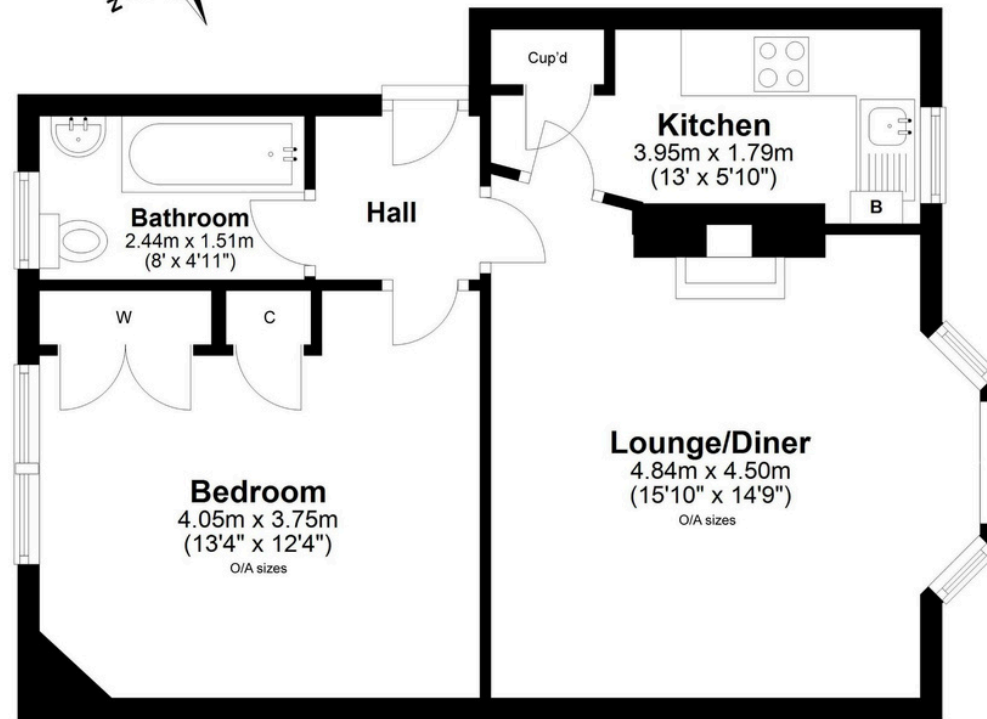
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



LOCHEND PARK

Location

Lochend is ideally placed, close to Leith, Easter Road and Meadowbank. Due to its location just east of the city centre it is a popular residential area and boasts a choice of excellent green spaces, including Leith Links, Lochend Park and Holyrood Park, offering a variety of outdoor leisure opportunities, and for gym enthusiasts there is Meadowbank Fitness Centre. There are good local shops, with a larger variety can be found on Easter Road or Meadowbank Retail Park (with a Sainsburys store), more extensive shopping can be found a short drive to Fort Kinnaird. There are excellent regular bus services, and the A1 is close by, connecting you to other major road networks and the Edinburgh City Bypass.