



2/5 Lochend Park  
LOCHEND | EDINBURGH | EH7 6BT

  
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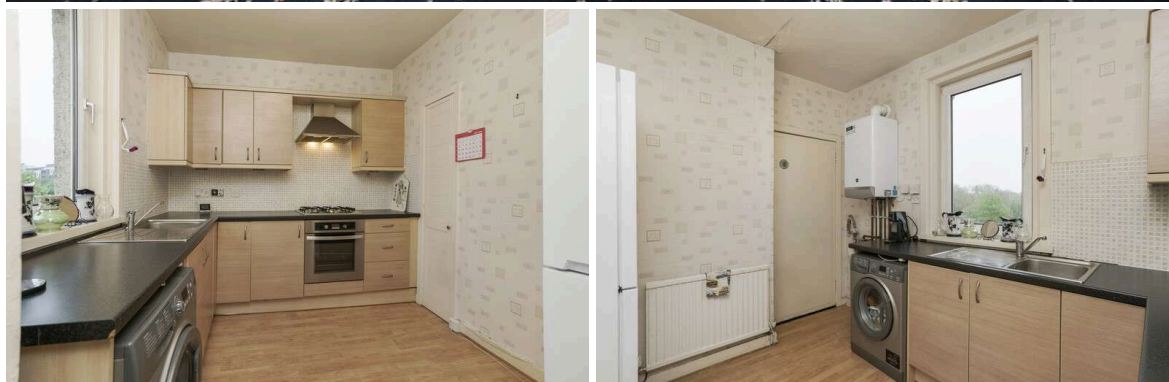
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An exciting opportunity has arisen to acquire this spacious, two-bedroom, top floor flat located in the popular Lochend district of Edinburgh just east of the city centre. With views of Lochend Park and stretches across as far as Arthurs Seat early viewing is essential to avoid missing out on this fantastic opportunity.

The well-sized living room lets in plenty of natural light, making a great space for relaxing or for entertaining friends and family. The separate, contemporary kitchen lies just off this and benefits from gas hob and plenty of cupboard storage. Both bedrooms are well-sized doubles, with either room having the potential to be employed as an ideal home office, study or gym, giving the property a good degree of flexibility. A stylish modern shower room completes the accommodation internally. Offering immense appeal to first time buyers, couples and young families.

- Two-bedroom top floor flat
- Popular location
- Spacious living room
- Contemporary kitchen
- Two double bedrooms
- Modern shower room with WC
- Gas central heating
- Double glazing
- Communal rear garden

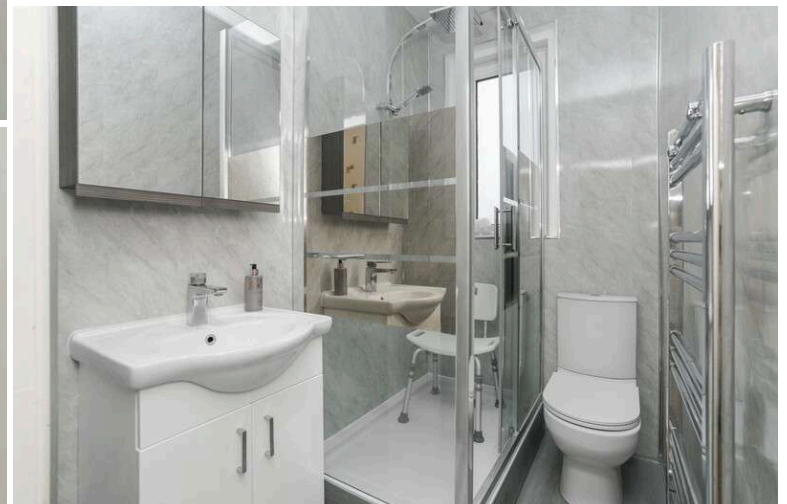
The oven and the washing machine will be included in the sale.  
EPC Rating C



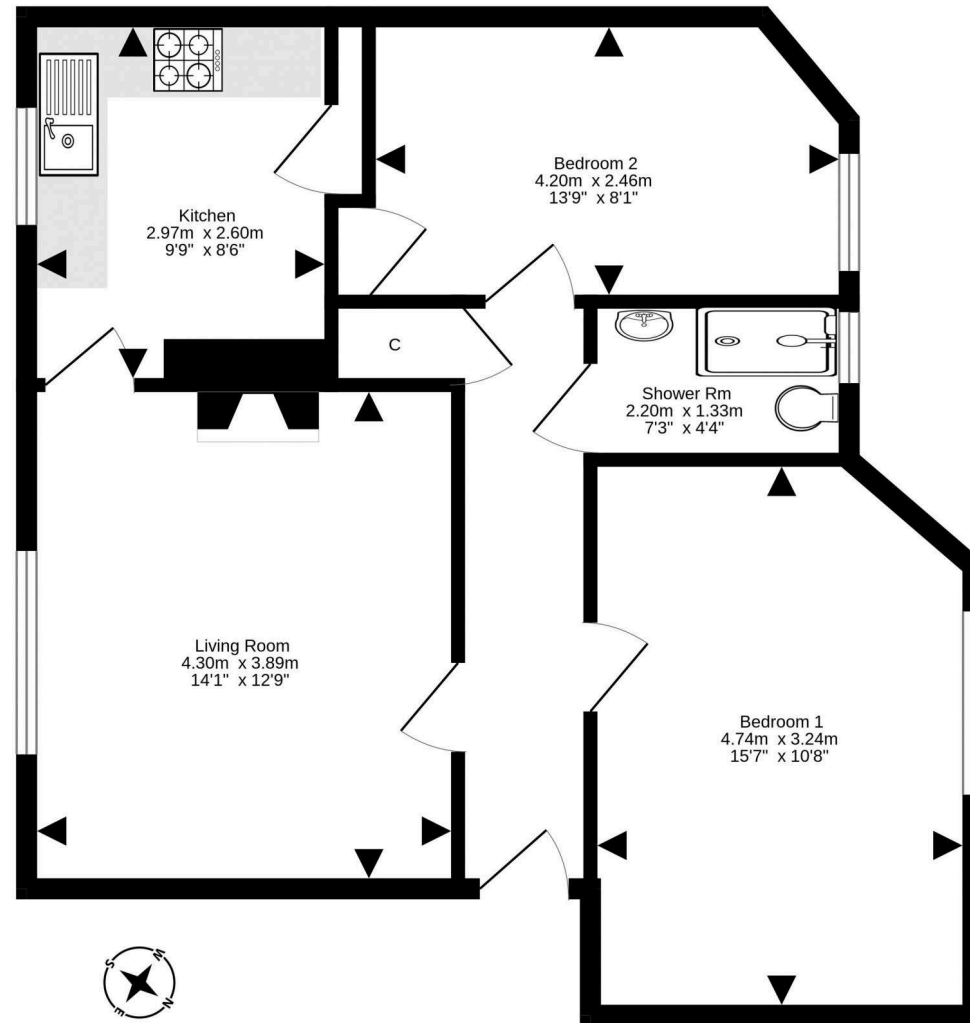
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular Lochend area of Edinburgh lies to the east of the city centre. There is a good range of shopping outlets on hand including the Meadowbank retail complex, whilst a short drive away is the vibrant Shore area offering an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes, plus Ocean Terminal retail and leisure complex which includes a multi-screen cinema. Lochend Park is located nearby and Holyrood Park and Meadowbank Sports Centre are within easy reach. An efficient public transport network is on hand which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach







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