



3/4 Lochend Park View
LOCHEND | EDINBURGH | EH7 5FB


warners
solicitors & estate agents



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Beautifully presented two-bedroom flat forming part of a contemporary, landscaped development in the popular and central Easter Road area of Edinburgh.

This stunning apartment has been decorated to a high standard throughout and is offered to the market in move-in condition. The spacious living/dining room/kitchen forms the main public space in the property and features a delightful Juliet balcony. The large principal bedroom boasts a stylish ensuite and built-in wardrobe storage. The second bedroom is also a well-sized double and could be alternatively employed as an ideal home office, study or gym giving the property a good degree of flexibility. A modern family bathroom completes the accommodation internally.

Offering easy access to excellent public transport links, and with outstanding local amenities including Meadowbank Shopping Park and Lochend Park, this property will hold immense appeal to a wide range of buyers so early viewing is essential.

- Two-bedroom first floor apartment
- Sought-after location
- Excellent local amenities
- Easy access to public transport links
- Spacious, open plan living/dining room/kitchen
- Principal bedroom with ensuite
- Second double bedroom
- Gas central heating
- Double glazing
- Secure parking
- Secure entry system and lift in building
- Shared locked bike shed

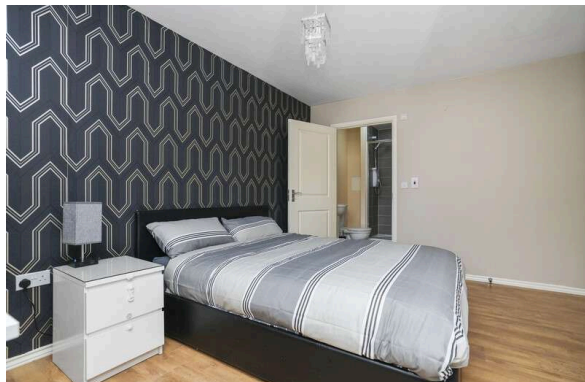
All light fittings, dishwasher, washing machine, fridge freezer, Nest Thermostat and blinds will be included in the sale while other items of furniture can be available with separate negotiation. EPC Rating B.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



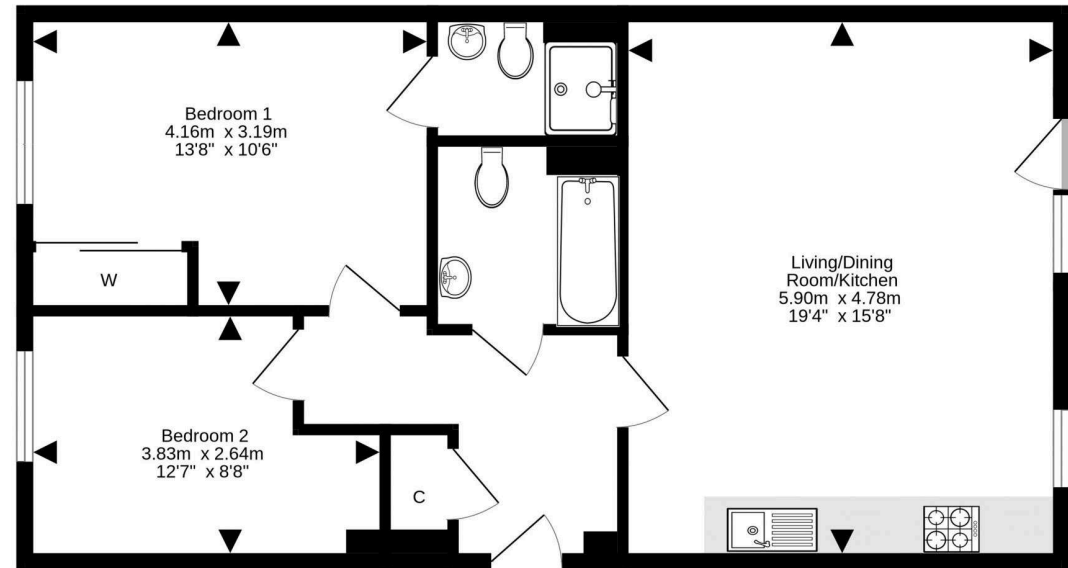
The popular Lochend area of Edinburgh lies to the east of the city centre. There is a good range of shopping outlets on hand including the Meadowbank retail complex, whilst a short drive away is the vibrant Shore area offering an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants 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.





Bathroom
2.00m x 1.97m
6'7" x 6'6"

Ensuite
2.00m x 1.35m
6'7" x 4'5"



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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