



1/17 Lochend Butterfly Way
LOCHEND | EH7 5FF


warners
solicitors & estate agents



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Warners are delighted to present this stunning two-bedroom fourth-floor apartment, ideally situated in Edinburgh's vibrant Leith area. Located within a modern development, this beautifully presented property offers stylish and contemporary living, making it an ideal choice for first-time buyers, professionals, or investors.

The heart of the home is the open-plan living room and kitchen, designed to create a seamless flow between relaxation and entertaining. The modern kitchen is well-appointed with high-quality appliances and ample storage, perfect for those who enjoy cooking and hosting. A standout feature of the living space is the Juliet balcony, which floods the room with natural light and offers an open, airy feel—ideal for unwinding while enjoying the surrounding views. The property boasts two well-proportioned bedrooms, with the main bedroom benefiting from integrated wardrobes for added convenience. Both rooms are designed with comfort in mind, offering a peaceful retreat from the city's hustle and bustle. A contemporary bathroom, complete with a shower-over-bath and stylish fittings, enhances the home's modern appeal. Additional benefits include gas central heating, double glazing, lift access, unrestricted underground residents parking and well-maintained communal areas. Early viewing is highly recommended to appreciate the quality and comfort of this exceptional home.

- Quiet development
- Close to excellent local amenities
- Welcoming entry hall with storage
- Stylish open plan living room/kitchen with Juliet balcony
- Main bedroom with integrated storage
- Further bedroom
- Contemporary bathroom with stylish three piece suite, waterfall style shower over bath
- Lift access
- Gas central heating & Double glazing
- Factored communal grounds
- Residents underground parking & bike store.

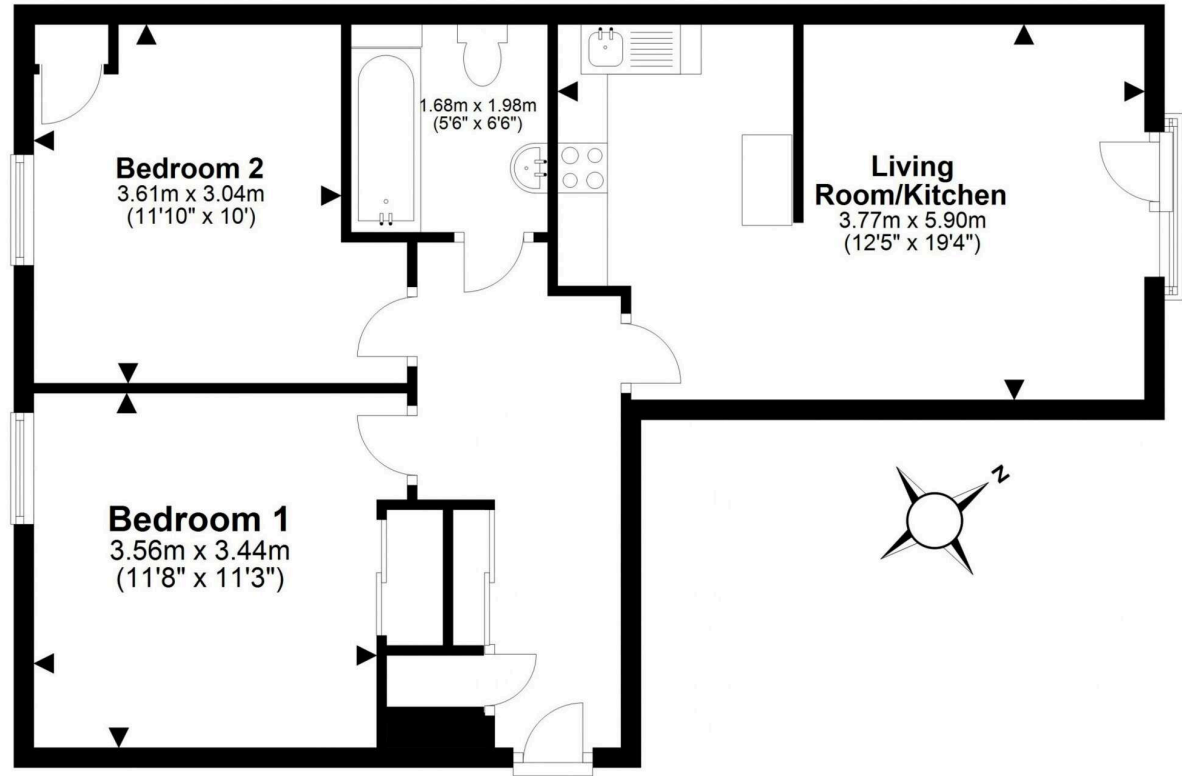
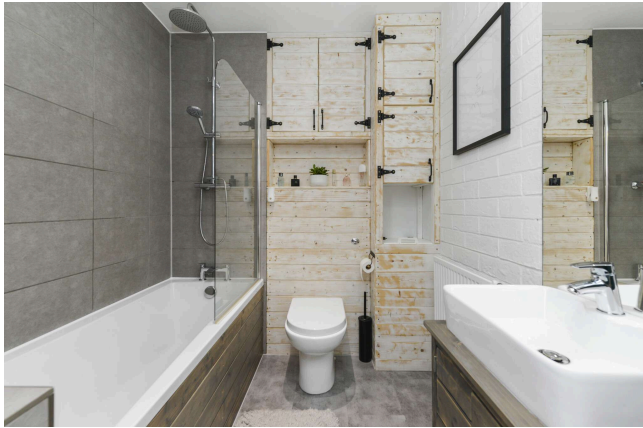
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances including fridge/freezer will be included in the sale of the property along with bedroom blinds, living room shelves with bracket and lights as well as shoe cabinet. EPC: Factoring: Approx.: £350 P/Q James Gibb.

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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.