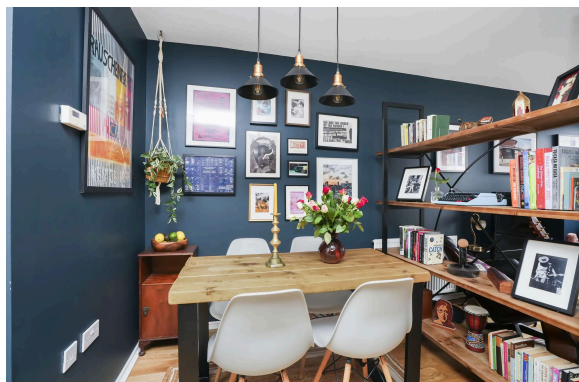
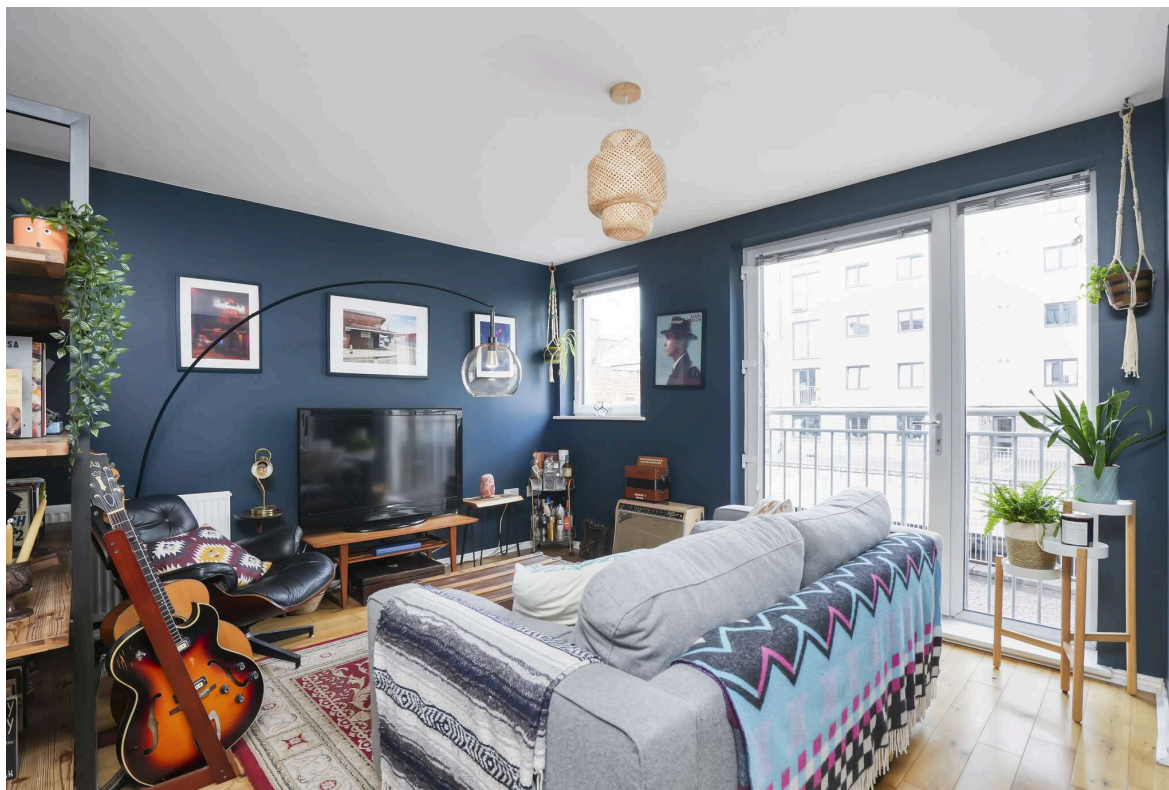




1/5 Lochend Park View
LOCHEND | EDINBURGH | EH7 5FB


warners
solicitors & estate agents



1/5 Lochend Park View, Lochend

LOCHEND | EDINBURGH | EH7 5FB

Warners are delighted to present this charming one-bedroom flat in a sought-after location, just steps from scenic Lochend Park. Situated in a modern development, the property features contemporary open-plan living, landscaped gardens, and secure parking, making it an ideal choice for first-time buyers, professionals, or rental investors.

Accessed via a secure entrance, the flat opens into a hallway leading to the spacious living area. Large windows with a Juliette balcony flood the room with light, creating a bright, stylish space with sleek wooden floors. The open-plan layout offers plenty of room for lounging, dining, and working. The modern kitchen, tucked around the corner, is equipped with stylish cabinetry and appliances, including an integrated oven, ceramic hob, extractor hood, fridge/freezer, and washing machine.

The double bedroom, south-facing for optimal sunlight, offers a peaceful retreat with soft decor. Mirrored storage maximizes space. The three-piece bathroom includes a bath with overhead shower, WC, pedestal sink, and wall-mounted vanity. Gas central heating and double glazing are throughout.

Externally, the development offers landscaped communal grounds and secure underground parking. Warners are thrilled to offer this property to the market, presenting a fantastic living opportunity.

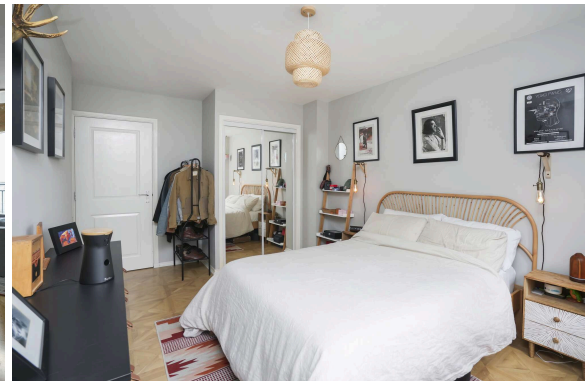
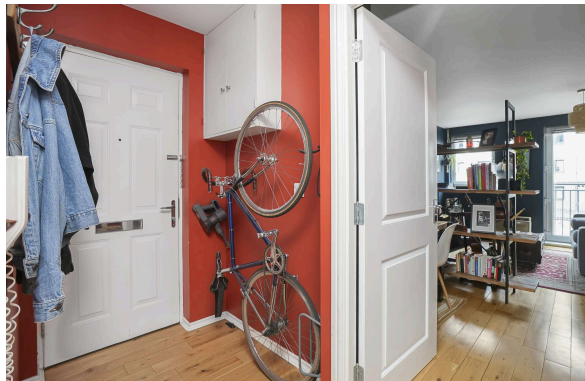
- Prime location near Lochend Park.
- Bright, open-plan living with wooden floors.
- Modern kitchen with integrated appliances.
- South-facing bedroom with mirrored storage.
- Contemporary bathroom with overhead shower.
- Secure parking and landscaped gardens
- EPC B and Council tax B
- Factor fee understood to be approx £118 per month

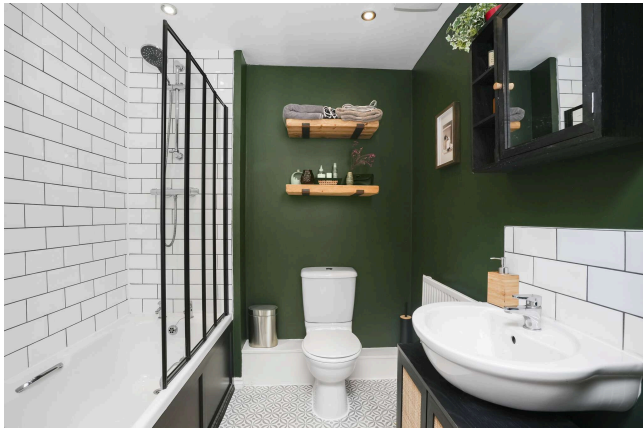
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Oven/hob, fridge, fixtures and fittings all included in the sale. Washer/dryer not included.

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.





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

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