

campbell
smith

13/22 Lochend Park View,
EDINBURGH,
EH7 5FX



- Superb penthouse with stunning views over Edinburgh, the Forth & East Lothian
- First time on market since bought from new in 2013
- Generous accommodation in move in condition
- Lift, entry phone & factor
- Open plan sitting/dining/kitchen with patio doors to balcony overlooking Lochend Park, Loch & beyond
- Master bedroom with balcony, en suite & dressing room
- 2 further double bedrooms – both with en suite shower rooms
- Bathroom with shower over bath
- Excellent storage
- GCH/DG
- Underground parking plus additional private carpark
- Communal landscaped gardens

Offers Over : £330,000









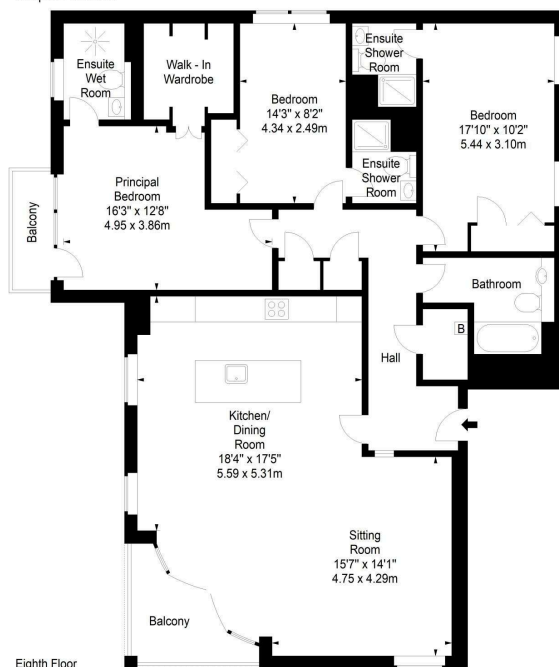




Penthouse,
Lochend Park View,
Edinburgh, EH7 5FX



Approx. Gross Internal Area
1495 Sq Ft - 138.89 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Eighth Floor

**campbell
smith**

21 York Place, Edinburgh, EH1 3EN

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camsmith.co.uk



Extras

The fitted carpets and integrated kitchen white goods are included. No warranty is given regarding the services, systems or any appliances



Buses

Hawkhill Avenue - 13, Lochend Road South - 25, Easter Rd - 1, 13, 35



Shops

Easter Road inc Lidl and Tesco, Meadowbank Retail Park



Schools

Hermitage Park PS, St Ninian's RC PS, Leith Academy, Holy Rood RC HS



Parking

Underground resident's parking plus additional private car park



Council Tax Band - F



EPC - B



Factor

Myreside Management. Approx £438 per quarter, covers communal & green space maintenance & buildings



Viewing

Telephone Campbell Smith on 0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.