



7/7 Lochend Butterfly Way
EASTER ROAD | EDINBURGH | EH7 5GS


warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this one-bedroom second floor flat in the highly popular Easter Road district of Edinburgh, just East of the city centre. Within easy reach of Holyrood Park and the bustling Leith - this property offers an unparalleled blend of urban convenience along with natural beauty.

The inviting open plan kitchen-living room has attractive windows and a balcony that looks out onto the development, the fully fitted kitchen currently comprises a fridge/freezer, gas hob, oven and fan and a washing machine. The generously proportioned bedroom also benefits from a balcony and completing the accommodation is the bathroom with shower over the bath. The property also benefits from a hallway with two storage cupboards, while the building itself offers secure entry, lift and stair access, and an allocated underground parking space.

Highly recommended for both investors and first-time buyers, with its immense appeal and investment potential.

- Modern one-bedroom second floor flat in sought-after area.
- Offering accessible city life and scenic surroundings.
- Fully fitted Kitchen-living room with pleasant outlook and balcony.
- Well-proportioned bedroom with further balcony.
- Bathroom with shower over the bath.
- Gas central heating.
- Double glazing.
- Residents' underground parking and lift.

Council Tax C. Energy Rating B.

Factor payable to Hacking and Paterson Management Services Verdant – North Reception 2 Redheughs Rigg South Gyle Edinburgh EH12 9DQ. Approximately £117 per month.

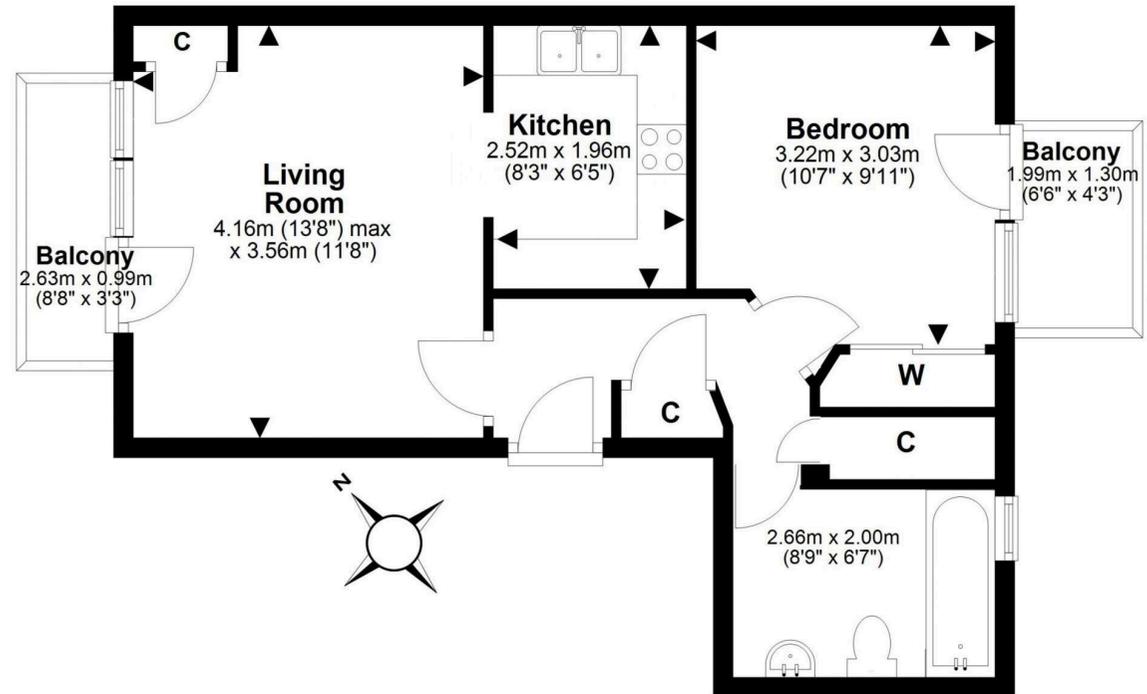
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings, fixtures, integrated kitchen appliances, fridge freezer and washer/dryer will be included in the sale.

Easter Road is located in an ever popular area lying to the east of the city centre, within easy reach of the vast green expanse of Holyrood Park. There is an excellent range of shopping amenities in the vicinity, with Meadowbank Retail Park on nearby London Road, the St James Centre (currently undergoing refurbishment) at the top of Leith Walk and all the shops on Princes Street a short walk beyond. The exciting New Waverley Development located off New Street in the nearby Old Town is home to a range of fashionable shops and eateries. For sporting enthusiasts, Meadowbank Sports Centre has a great choice of facilities. The area benefits from nearby Lochend Park which boasts scenic walks around the Loch and children's play park Regular bus services run from Easter Road to other parts of the city and nearby London Road has several additional bus routes.





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.