



# 1/9 Lochend Park View

LOCHEND, EDINBURGH, EH7 5FB



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2



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EPC

C



MURRAY  
BEITH  
MURRAY

LEGAL • PROPERTY • TAX



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## Property Summary

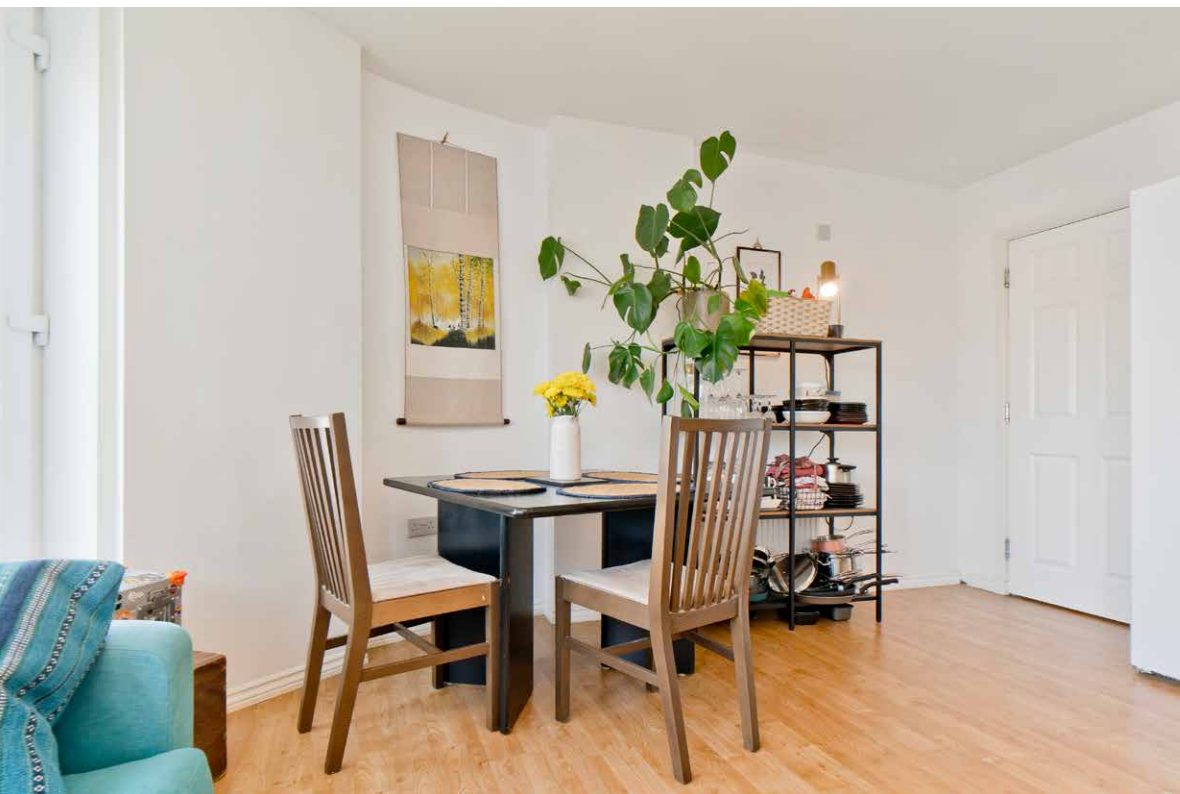
Set beside Lochend Park, this modern two-bedroom third-floor apartment has a highly desirable location, close to excellent amenities and transport links and just a brisk walk from Edinburgh city centre. It forms part of a factored, lift-served development and it offers spacious interiors brought to market in excellent decorative order. The home further boasts a stylish open-plan reception room, a quality bathroom and en-suite, and great storage. It also benefits from secure private parking. Altogether, this property is an excellent residence for a wide variety of buyers seeking modern city living.

### Extras

Extras: all fitted floor and window coverings, light fittings, integrated oven and ceramic hob are included in the sale.

### Features

- A third-floor apartment in move-in condition
  - Part of a sought-after modern development
  - Secure entry system and a lift service to all floors
  - Welcoming entrance hall with built-in storage
  - Unique open-plan kitchen/living/dining room with:
    - A modern kitchen that is well appointed
    - A curvature of windows opening to Juliet balconies
    - Far-reaching views to the iconic Calton Hill
  - Two double bedrooms with built-in wardrobes
  - En-suite shower room with a three-piece suite
  - Family bathroom with a three-piece suite
  - Well-tended communal grounds and courtyard
  - Secure underground residents' carpark
  - Gas central heating and double-glazed windows
  - Home Report value - £245,000
  - EPC Rating - C
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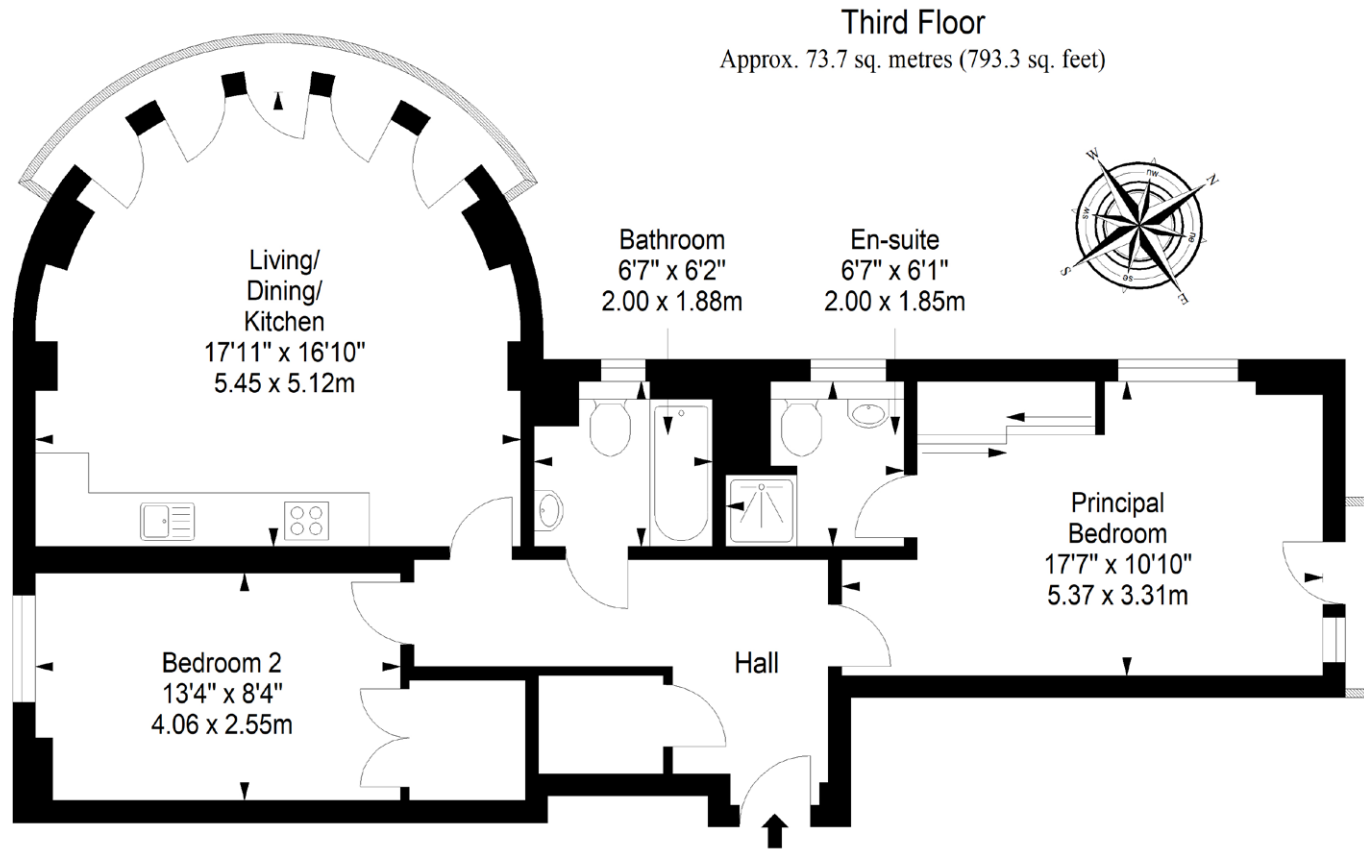
Far-reaching views to  
the iconic  
**Calton Hill**







# Floorplan



Total area: approx. 73.7 sq. metres (793.3 sq. feet)