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SOLICITORS & ESTATE AGENTS



FLAT 12, 4 LOCHEND ROAD

EDINBURGH, EH6 8BR



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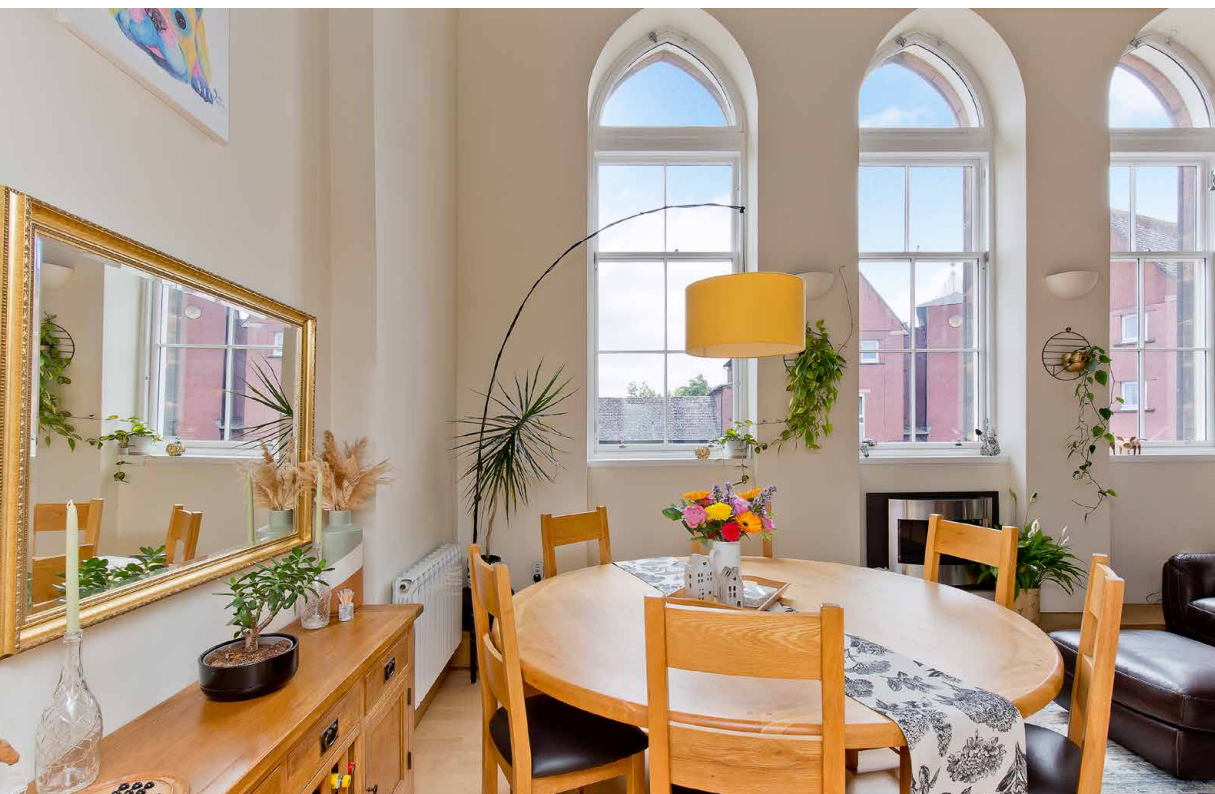
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WELCOME TO

FLAT 12, 4 LOCHEND ROAD

Set within an impressive converted Victorian building with the convenience of lift access, this exceptional three-bedroom duplex apartment combines striking period architecture with contemporary styling. Positioned within easy reach of Holyrood Park, Meadowbank, Leith, the city centre, and a two-minute walk from a tram stop, the property offers a unique home for professionals, families, or buyers seeking generous living space and character. Beautifully presented throughout, it enjoys an abundance of natural light, impressive proportions, and allocated residents' parking.



THE HIGHLIGHTS

- Exceptional duplex apartment within a converted Victorian building
- Convenient location close to Holyrood Park, Leith, and the city centre
- Bright, beautifully presented interiors throughout
- Spectacular open-plan living, dining, and breakfasting kitchen
- Dramatic double-height ceilings and arched windows
- Three double bedrooms
- Two en-suite bathrooms
- Contemporary family bathroom with shower-over-bath
- Large mezzanine sitting area
- Stylish modern kitchen with breakfast bar
- Excellent storage accommodation
- Allocated residents' parking





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TAKE A LOOK AROUND

THE LIVING AREAS

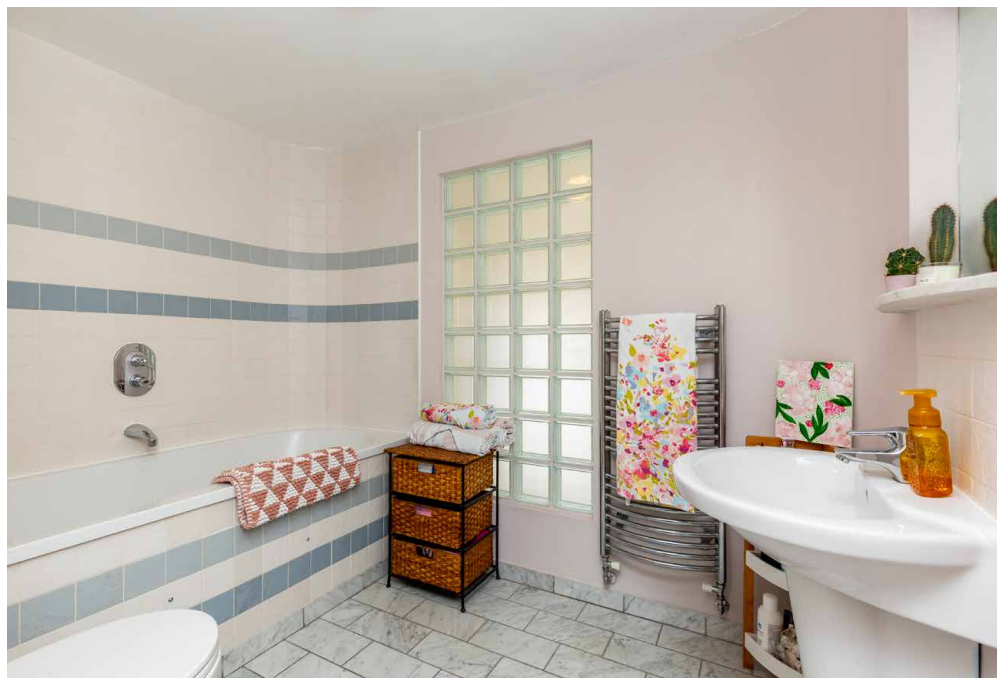
The accommodation centres around a spectacular open-plan living, dining, and breakfasting kitchen, where soaring double-height ceilings and a series of dramatic arched windows create an unforgettable first impression. The spacious reception area offers excellent flexibility for relaxation and entertaining, while the well-appointed kitchen features extensive cabinetry, integrated appliances, generous worktop space, and a breakfast bar for casual dining. Also on this level are the principal bedroom with en-suite bathroom and fitted storage, a further double bedroom, and a contemporary family bathroom.





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THREE DOUBLE BEDROOMS &
TWO EN-SUITE BATHROOMS









HEAD ON UP

A striking staircase rises to the upper level, where a large mezzanine sitting area overlooks the living space below and provides a versatile second reception room, home office, or reading area. The third double bedroom benefits from its own en-suite bathroom, creating ideal guest accommodation or a private retreat for older children. Neutral décor and quality finishes continue throughout, while large windows ensure excellent natural light across both levels.

TOUR THE GROUNDS

Externally, the development is set within attractive communal grounds and benefits from residents' parking and lift access to the apartment. The location offers superb access to local amenities, excellent public transport links, nearby green spaces, and Edinburgh's historic city centre, making this a highly desirable home in a well-connected setting.

THE DETAILS

Extras: Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include oven, gas hob and extractor, microwave, fridge freezer and dishwasher. Freestanding appliances include washer/dryer and refrigerator.

Factor: The factor is managed by Trinity at a monthly cost of £200.

"CONTEMPORARY FAMILY BATHROOM"





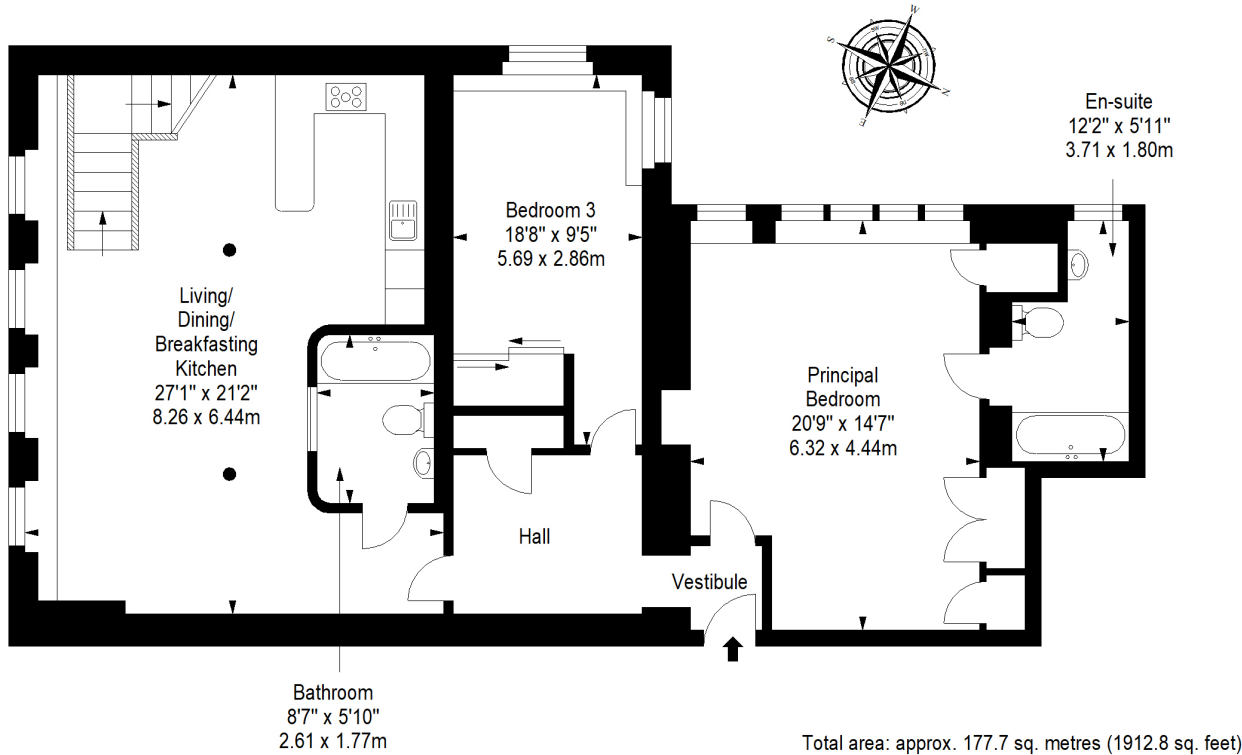
TELL US ABOUT

LOCHEND, EDINBURGH

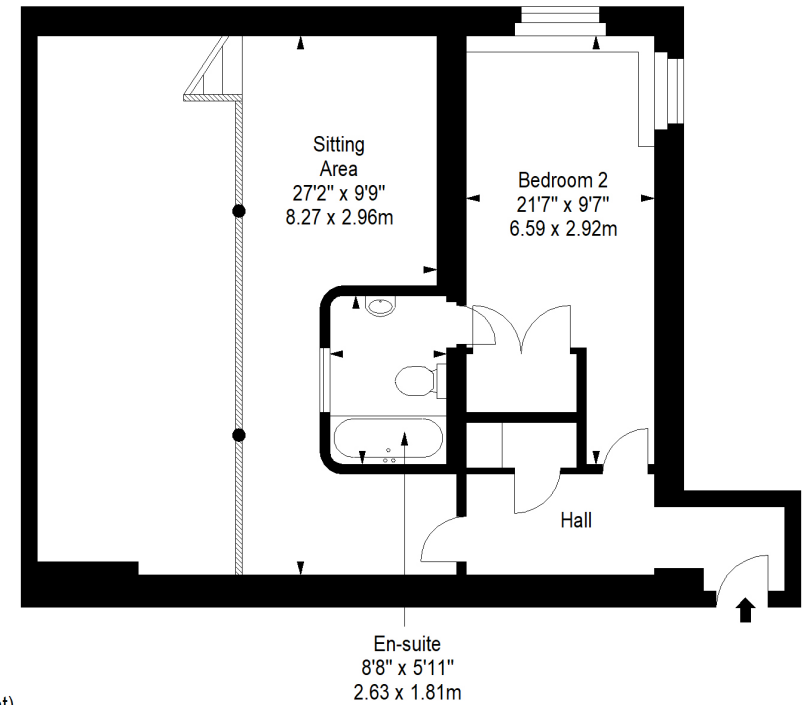
Lying less than two miles from Edinburgh city centre, with excellent public transport links, is the mainly residential district of Lochend. The area is situated conveniently close to Easter Road, with its independent shops, cafés and cosy pubs, and Meadowbank Shopping Park, host to several supermarkets and high-street outlets. Lochend also caters for outdoor recreation with proximity to some of the capital's most delightful green spaces, including the country-style Lochend Park (a green flag park with ancient ruins and a loch), the Leith Links and the breath-taking Holyrood Park, home to the iconic Arthur's Seat. For indoor sports, the recently refurbished Meadowbank Sports Centre offers state-of-the-art facilities. Schools falling within Lochend's catchment area are wide-ranging and cover primary and secondary education. Many of the city's well-regarded independent schools are also easily accessible due to the area's central location. For those commuting further afield, the A1, City Bypass and motorway network are swiftly reached from here.

FLOORPLAN

Second Floor
Approx. 121.5 sq. metres (1307.8 sq. feet)



Third Floor
Approx. 56.2 sq. metres (605.0 sq. feet)



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