



Solicitors & Estate Agents



18 Lochend Butterfly Way

Easter Road | Edinburgh | EH7 5BF

A fantastic opportunity has arisen to acquire this impressive and rarely available two-bedroom main door apartment, complete with a private rear garden. Forming part of a well-established modern development within the highly sought-after Easter Road district, the property enjoys a prime location within easy reach of the city centre, alongside excellent local amenities and superb transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Rear Garden
-  Residents Parking
-  EPC Rating – C
-  Council Tax Band - D



Description

Presented to the market in true move-in condition, this stylish home will undoubtedly appeal to professionals, couples, or small families seeking contemporary living in a vibrant and convenient setting. The property boasts a bright and tastefully decorated interior throughout, offering both comfort and practicality. The accommodation comprises of a welcoming entrance hallway with useful storage and providing access to all rooms. The attractive reception room flows seamlessly into a recently upgraded, open-plan integrated kitchen, creating an ideal space for both relaxing and entertaining. From here, there is direct access to the private rear garden with residents' parking located beyond. The kitchen is thoughtfully designed, featuring a range of contemporary wall and base units, complemented by sleek work surfaces and integrated appliances, including an induction hob, oven, extractor hood and fridge freezer. There are two well-proportioned bedrooms, including a spacious double and a versatile single, both offering comfortable accommodation. The modern bathroom is fitted with a stylish white three-piece suite, enhanced by splashback panelling and a mains-powered shower over the bath. Further benefits include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. This is a superb opportunity to secure a modern home in a desirable location, perfectly positioned for both work and leisure pursuits.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the Induction hob, oven and hood and integrated fridge freezer.

Externally

A great advantage to this home is the private garden located to the rear of the property, offering an ideal space for relaxing outdoors. The development also provides well-maintained communal garden grounds for residents to enjoy and for the car owner, there is an allocated parking space to the rear.

Factor

RMG are the Factoring Agents for the development to which a monthly fee of approx. £35 is payable for the upkeep of all the communal areas including the garden grounds.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

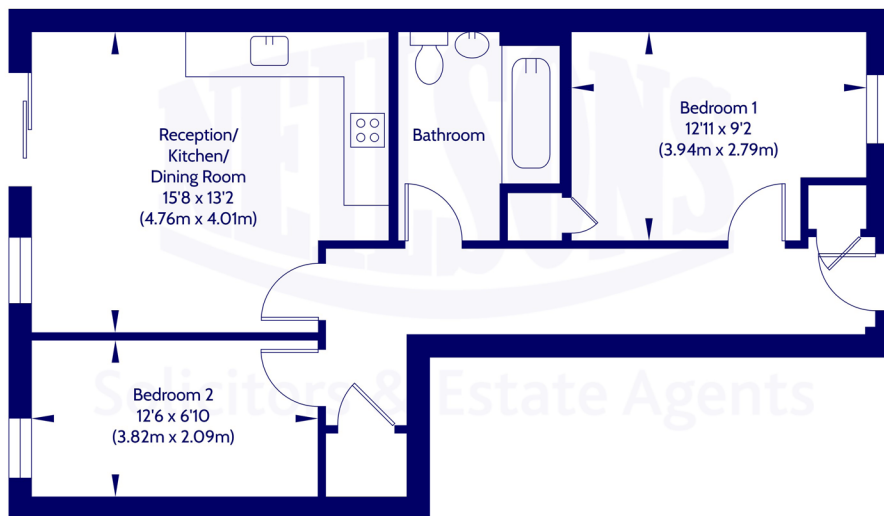
Lochend Butterfly Way forms part of the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentinnny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as St James Quarter and Ocean Terminal Shopping Centre which house many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 56 Sq M / 601 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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