



2/11 Lochend Park View
EASTER ROAD | EDINBURGH | EH7 5FZ


warners
solicitors & estate agents



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Set on a quiet street, moments from excellent local amenities, quick transport links and vast open green spaces is this immaculately presented third floor apartment. Boasting a South facing balcony with panoramic views of Arthur's Seat, manicured communal grounds and an allocated secure parking space this property would make an ideal purchase in a highly sought-after location.

The accommodation comprises welcoming entrance hallway with three ample sized cupboards, a bright open plan lounge/kitchen with balcony, generous dining space and contemporary kitchen section with attractive units, a spacious master bedroom with built in mirrored wardrobe, a second well-proportioned single bedroom and the flat is completed by a stylish main bathroom with shower over bath.

- Modern third floor apartment with far reaching views of Arthur's Seat
- Secure parking and manicured communal grounds
- Welcoming hallway with ample storage cupboards
- Bright open plan lounge/kitchen
- Two well-proportioned bedrooms
- Stylish bathroom with shower over bath
- South facing balcony

Council Tax D and Energy Rating B

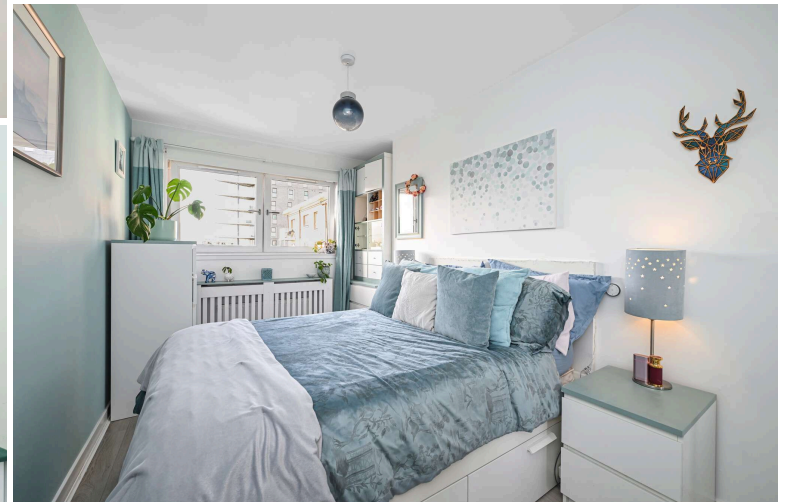
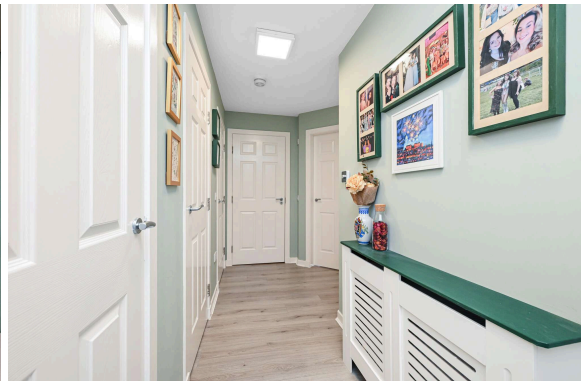
Factor fee approximately £128 per month, with a £200 deposit payable to Hacking & Paterson.

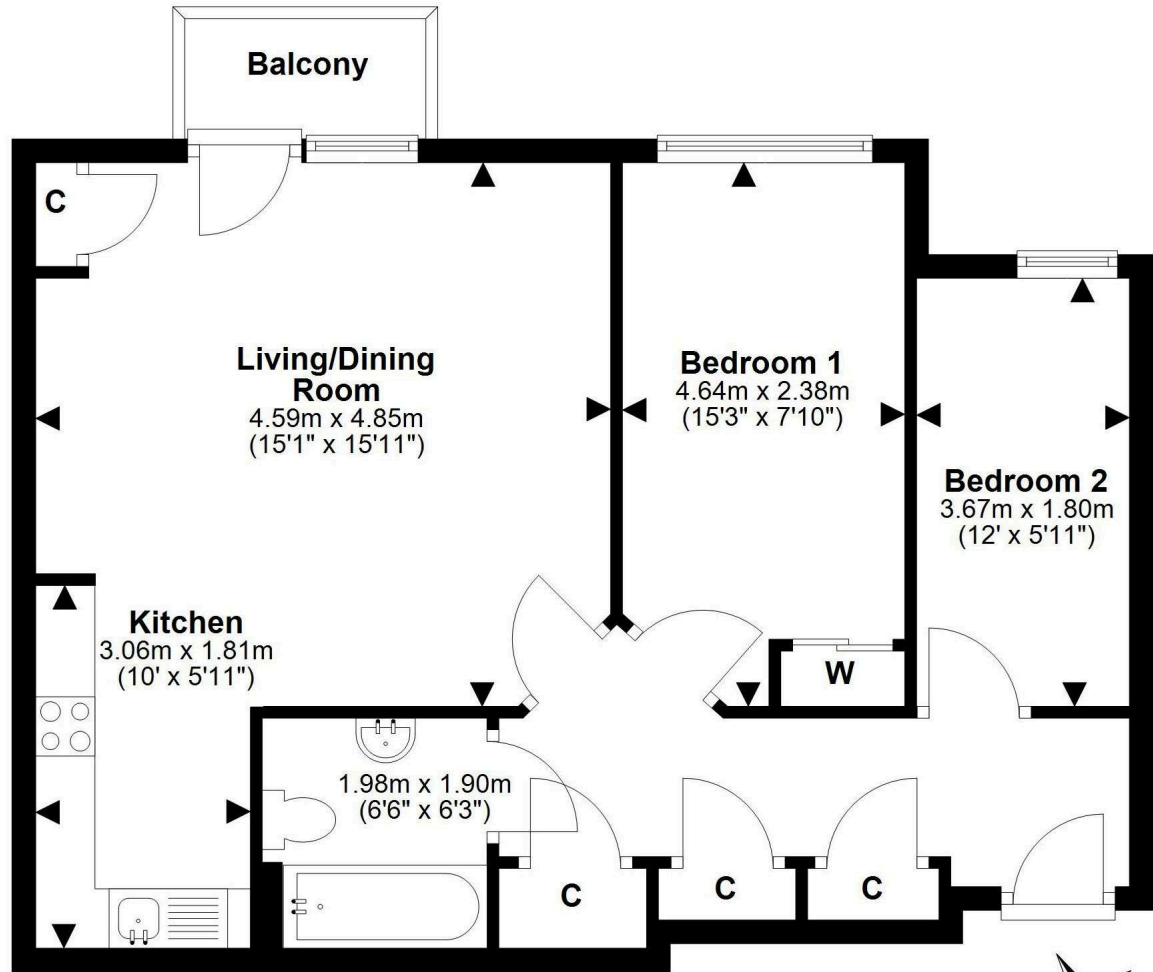
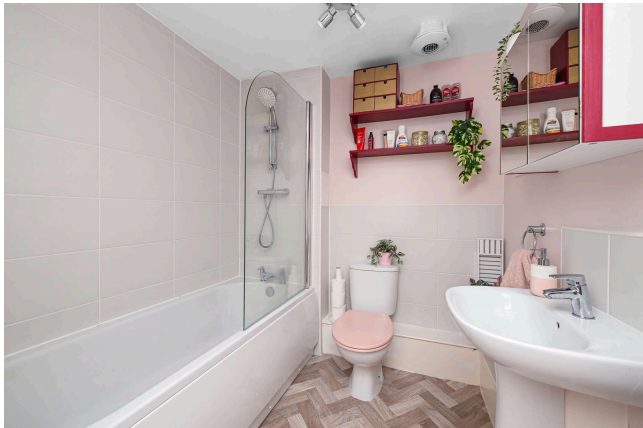
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The sale will include the light fixtures and hob/oven. The sofa may also be included if desired. All other fittings and fixtures will not be included in the sale.

The popular Easter Road area lies just to the east of the city centre, within easy reach of the vast green expanse of Holyrood Park, Leith Links and Meadowbank Sports Centre. There is an excellent range of shopping amenities in the vicinity, with Meadowbank Retail Park on nearby London Road. Additional attractions in the east end include the Omni Centre, Playhouse Theatre and the Harvey Nichols store, whilst the exciting St James Quarter boasts a variety of shops and leisure facilities. Regular bus services run from Easter Road to other parts of the city and nearby London Road has several additional bus routes and a tramline connecting Leith to the city and to Waverley train station and Edinburgh International Airport. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is also nearby.





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.

