



Offers Over
£230,000

13/7 Lochend Park View

Easter Road | Edinburgh | EH7 5FX

Quietly positioned at the end of a cul-de-sac within a modern development in the sought after Easter Road district, this well presented second floor flat offers bright and spacious accommodation, along with the added advantage of secure underground parking. Ideally located close to an excellent range of local amenities, green spaces and transport links, the property is sure to appeal to a wide range of buyers.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Lift
-  Landscaped Greenery
-  Underground parking
-  EPC rating – B
-  Council tax band - D



Description

Accessed via the communal stair or lift, the property opens into a welcoming hallway with useful storage. To the right is an attractive open plan lounge, dining area and kitchen, creating an ideal space for everyday living and entertaining. The kitchen is fitted with a range of wall and base units with coordinated worktops and tiled splashbacks, and a glazed door leads to the private sunny balcony, providing a lovely spot to relax or dine during the warmer months with views to Arthur Seat. The generous dual-aspect principal bedroom is flooded with natural light and benefits from a built-in wardrobe and a contemporary en-suite shower room. A well-proportioned second double bedroom provides comfortable additional accommodation, with both bedrooms enjoying a similar open outlook towards Arthur's Seat and a bathroom fitted with a crisp white suite, heated towel rail and shower over the bath. The property further benefits from gas central heating, double glazing and a secure entryphone system.



Extras

Included in the sale will be the gas hob and electric oven, and integrated fridge/freezer, dishwasher and washing machine.

Gardens & Parking

The development is surrounded by well maintained communal greenery, and the property also enjoys secure underground parking, with additional residents parking available.

Factor

The communal areas and grounds are maintained by Myreside Management at a cost of approximately £150 per month and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

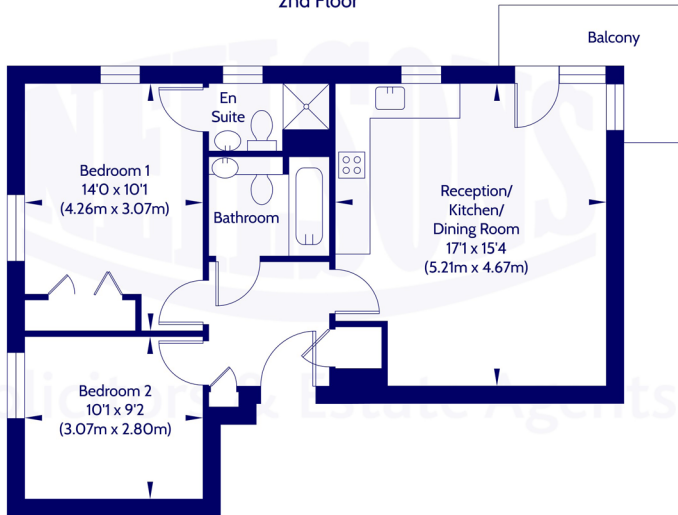
The property is in the vibrant district of Easter Road which is conveniently situated to the east of Edinburgh city centre and within walking distance of the St James Quarter. An excellent selection of local shops and services are on hand to provide for day to day needs, along with a Lidl supermarket and nearby Meadowbank Retail Park offering a large Sainsbury's supermarket along with a new 24 hour gym and the recently renovated Meadowbank Leisure centre. There are excellent public transport links to the city centre and surrounding areas and many of the capital's renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. A fantastic range of leisure opportunities are available in the surrounding area including the green open spaces of Holyrood Park, Arthurs Seat and Leith Links. The tram network is also close at hand and offers swift access to the cosmopolitan Shore district and out to Edinburgh International Airport.





Approx. Gross Internal Floor Area 58 Sq M / 626 Sq Ft.

2nd 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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

