










Offers Over
£250,000

8 Hermitage Park Grove

Lochend | Edinburgh | EH6 8DU

This terraced villa is quietly positioned within a well-established residential development, offering a peaceful setting while remaining close to a wide range of excellent local amenities, reputable schooling, and convenient commuting links. The property presents an ideal opportunity for first-time buyers, young families, or professionals seeking a home they can personalise, as it offers generous internal space with scope for upgrading and modernisation.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Internally, the accommodation is well-proportioned throughout. An entrance vestibule leads into a bright front-facing reception room, which provides ample space for a variety of furniture arrangements. The room also features an open staircase, enhancing the sense of space and flow within the home. To the rear, the kitchen is fitted with a range of wall and base units and offers space for freestanding appliances. A rear door provides direct access to the garden, making it a practical layout for everyday living. The property comprises two double bedrooms: one positioned to the rear, benefiting from built-in storage, and the other a south-facing front-facing room with a built-in wardrobe, allowing for plenty of natural light.

The bathroom is fully tiled and fitted with a white two-piece suite, along with a corner shower cubicle.

This property has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property features a lawned front garden, while to the rear there is a fully enclosed garden providing a private outdoor space. The rear garden also includes a timber shed for additional storage and a gate leading to an allocated parking space, offering both convenience and security.

Viewing

By appointment through Neilsons (0131 625 2222).





virtually renovated by **HOMELii**

Location

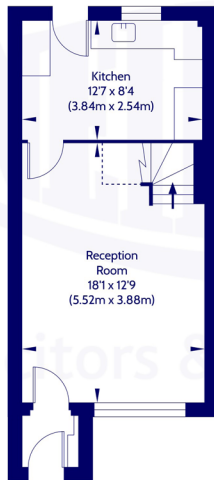
Lochend is a popular residential area located to the east of Edinburgh. There are good local shopping facilities and schooling for all ages and regular bus services provide access to most parts of the City. Close by are Lidl's, Tesco's, Morrisons and Meadowbank Retail Park, which boasts several outlets including a Sainsbury's. Cycle paths adjacent to the property, provide links to Edinburgh's coastline at Portobello beach and access to Leith Links. Slightly further afield is Fort Kinnaird with its selection of High Street stores. Access to Edinburgh City Centre is found on all the major bus routes with nearby Ocean Terminal and fashionable Shore area of Leith offering a wide variety of entertainment and eating places.





Approx. Gross Internal Floor Area 64.12 Sq M / 690 Sq Ft.

Ground Floor



1st 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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