



**Flat 11, 4 West Kilnacre, Edinburgh, EH7 5BB**  
Offers Over £215,000



**MONARCH**  
LEGAL



Situated within the sought-after West Kilnacre development, this well-presented third-floor flat offers comfortable and modern living accommodation with impressive views from both sides of the property.

The accommodation comprises two bedrooms and a contemporary bathroom fitted with a modern three-piece suite.

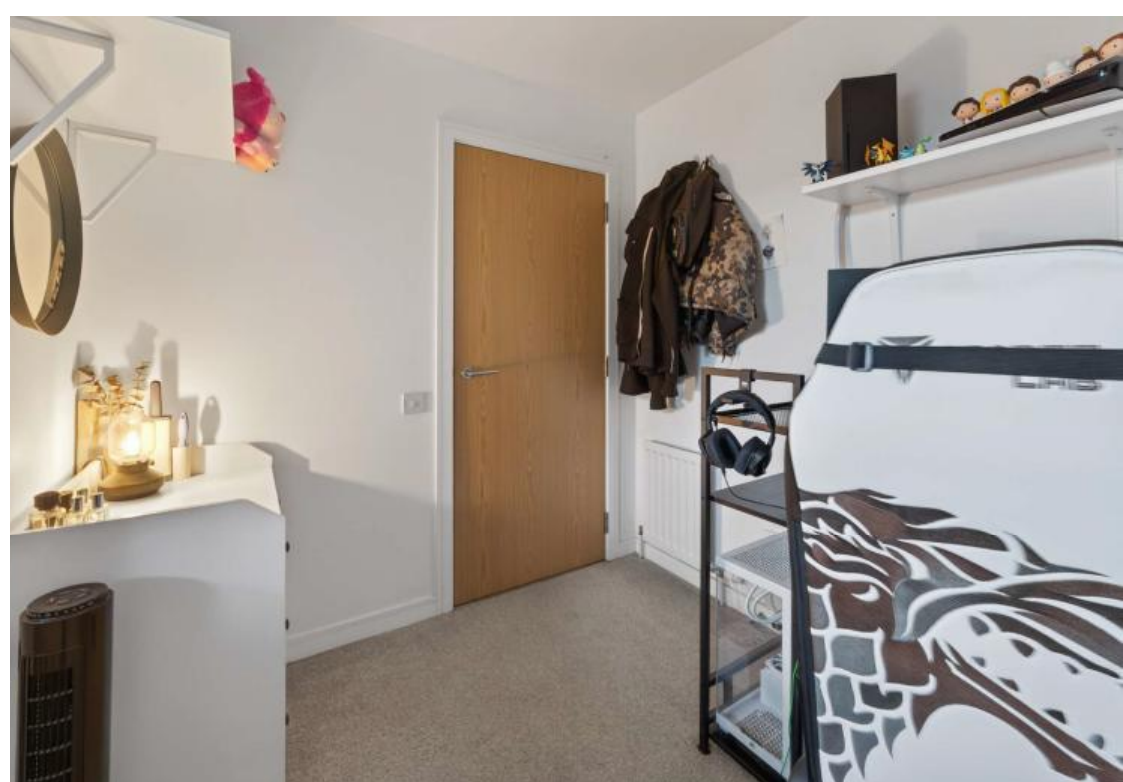
The heart of the home is the bright and spacious open-plan kitchen and living area, creating an ideal space for both everyday living and entertaining.





A particular feature of this property is the dual balconies, located on either side of the flat, providing excellent outdoor space and allowing residents to enjoy the surrounding views throughout the day.

Further benefits include ample parking available around the development and a convenient location within easy reach of local amenities and transport links.

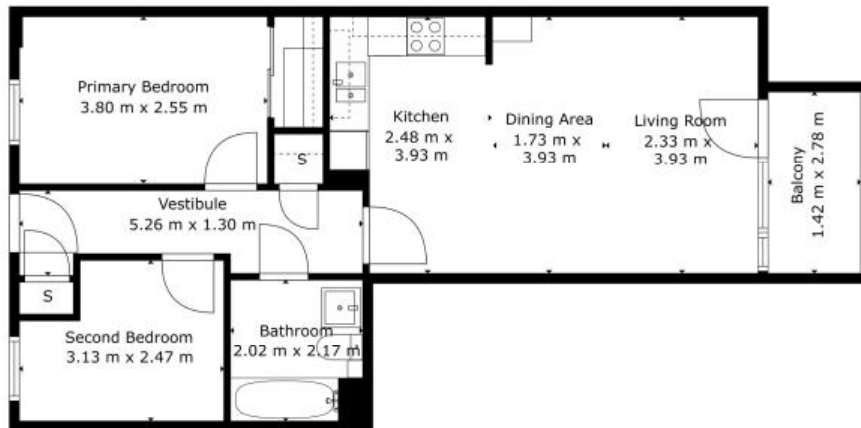






Flat 11, 4 West Kilnacre  
Edinburgh, EH7 5BB  
Approx. Gross Internal Area:  
802.779 Sq Ft (56 Sq M)

For identification purposes only. Not to scale.



Lochend is a popular residential area offering a pleasant balance of convenience and outdoor space. The neighbourhood is well established and enjoys a peaceful community atmosphere, making it attractive to a wide range of buyers, including first-time purchasers, professionals and families. Residents benefit from easy access to local amenities, including shops, schools, leisure facilities and public transport links. The area is also well placed for commuting to surrounding towns and city centres. One of Lochend's key attractions is its abundance of green space and scenic surroundings, providing excellent opportunities for walking, cycling and outdoor recreation. The area combines the benefits of a residential setting with convenient access to everyday amenities, making it a desirable location for modern living.

## Get in touch



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### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.