



RALPH SAYER
SOLICITORS & ESTATE AGENTS

87/1 Lochend Gardens

Edinburgh EH7 6DQ

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This two-bedroom upper villa is tucked away in a tranquil residential cul-de-sac, ideally located close to the lovely Lochend Park and Meadowbank retail park. Located just east of the city centre with great transport links, this home offers convenience and accessibility. The property has great proportions, and has access to a south-east facing shared drying green to the rear.

On entering, you are welcomed into the hallway, where directly ahead lies a spacious lounge/diner. A tranquil space, overlooking the rear garden and bathed in light from south-east facing windows. Next door is a well-appointed kitchen, also overlooking the rear garden, well equipped and replete with a host of free standing appliances. There are two comfortable bedrooms. The main bedroom boasts generous proportions and located off the lounge. Finally, a pristine bathroom completes the accommodation.

Property Summary

- Appealing upper villa
- Spacious lounge/diner
- Fitted kitchen
- Two comfortable bedrooms
- Three-piece bathroom
- Gas central heating & double glazing
- Shared drying green
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

Extras: fitted floors, light fittings, curtains, blinds, and all kitchen appliances, to be included in the sale.



Home Report Value - £150,000





Upper villa
with access
to a shared
drying green





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dream property!



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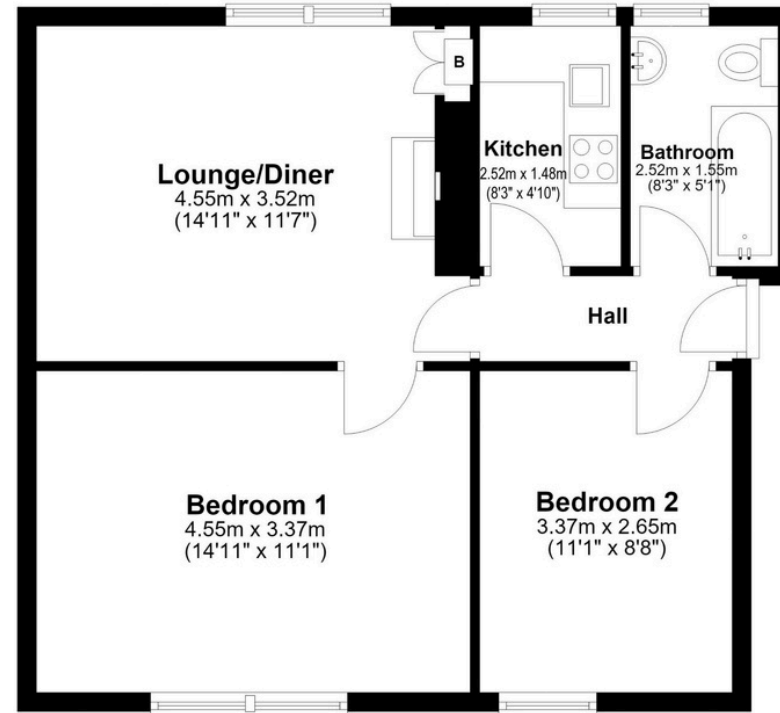
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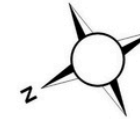
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



First Floor
Approx. 52.2 sq. metres (562.2 sq. feet)



Location



LOCHEND PARK

Lochend is ideally placed, close to Leith, Easter Road and Meadowbank. Due to its location just east of the city centre it is a popular residential area and boasts a choice of excellent green spaces, including Leith Links, Lochend Park and Holyrood Park, offering a variety of outdoor leisure opportunities, and for gym enthusiasts there is Meadowbank Fitness Centre. There are good local shops, with a larger variety can be found on Easter Road or Meadowbank Retail Park (with a Sainsbury's store), more extensive shopping can be found a short drive to Fort Kinnaird. There are excellent regular bus services, and the A1 is close by, connecting you other major road networks and the Edinburgh City By-pass.