

4/13 Lochend Road

LEITH LINKS, EDINBURGH, EH6 8BR



*Superb one-bedroom duplex apartment Located in Leith
and well served with excellent transport links*



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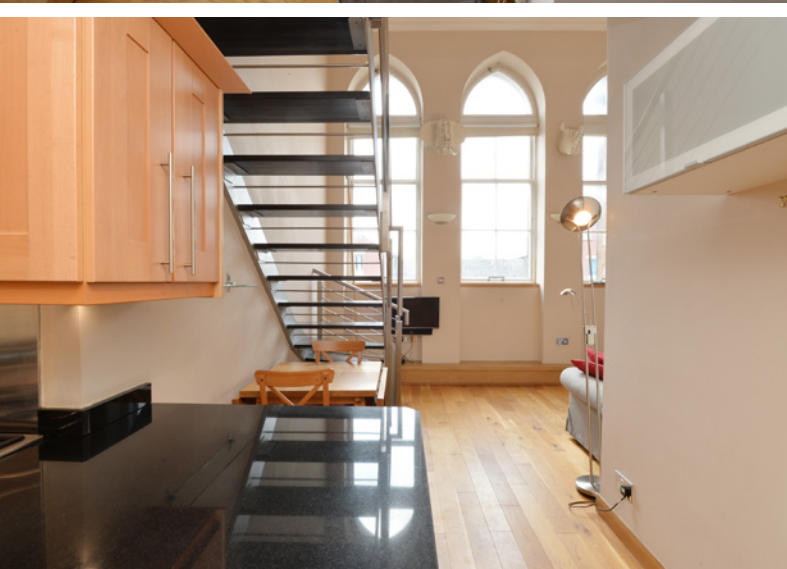
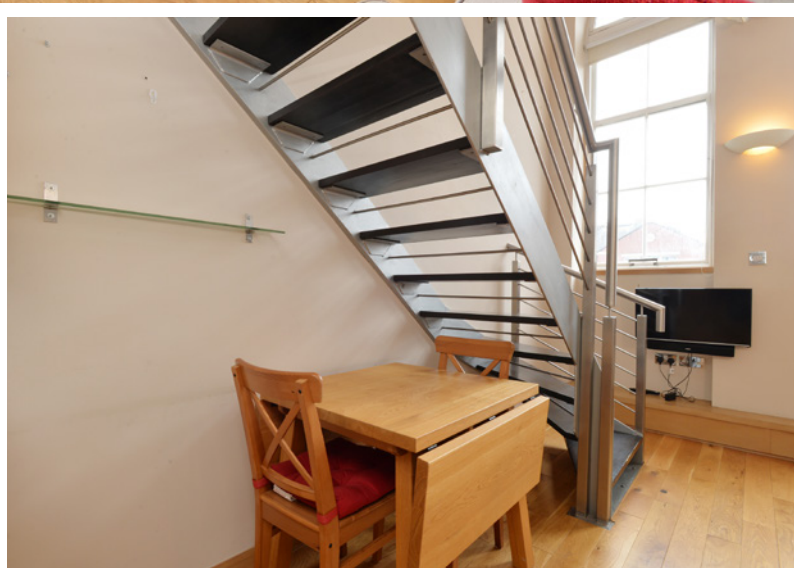
McEwan Fraser Legal is delighted to present this superb one-bedroom duplex apartment to the market. Located in Leith and well served with excellent transport links and some fantastic local amenities, the property occupies a prime position in a much sought-after area. The property is offered to the market CHAIN FREE.

THE LOUNGE



Situated in a converted Victorian schoolhouse, this fantastic property is comprised of an entrance hallway with integrated storage, a bathroom, open plan kitchen reception and a mezzanine with a double bedroom. The property further benefits from central heating, a private parking space, off-street parking, bike storage and a secure entry system both to the building and the communal grounds.

Internally, the space is focused on the reception room which is light and airy with a double-height ceiling giving a tremendous sense of space.



THE KITCHEN



The kitchen comprises a range of quality base and wall mounted units which are topped with stone work surfaces and give plenty of prep and storage space. The gas hob, fridge and dishwasher are integrated.



THE BEDROOM



The reception also gives access to a generous mezzanine bedroom with includes integrated wardrobes, a utility cupboard and plenty of space for a larger style double bed and supporting furniture.

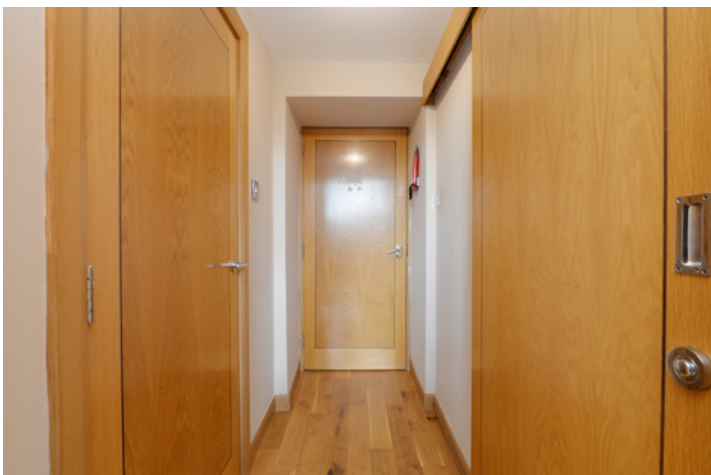


THE BATHROOM

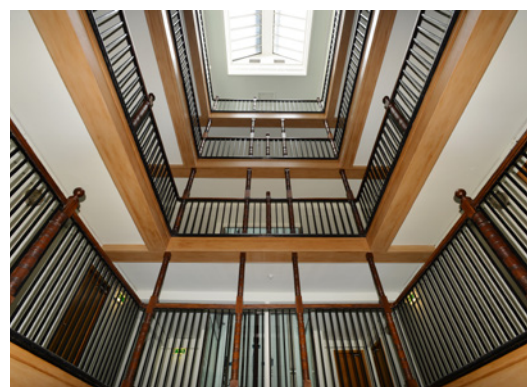


The accommodation is completed by the bathroom which is partially tiled and boasts a three-piece white suite with a shower over a bath.

Internally, the property is in excellent condition, and viewing is highly recommended.



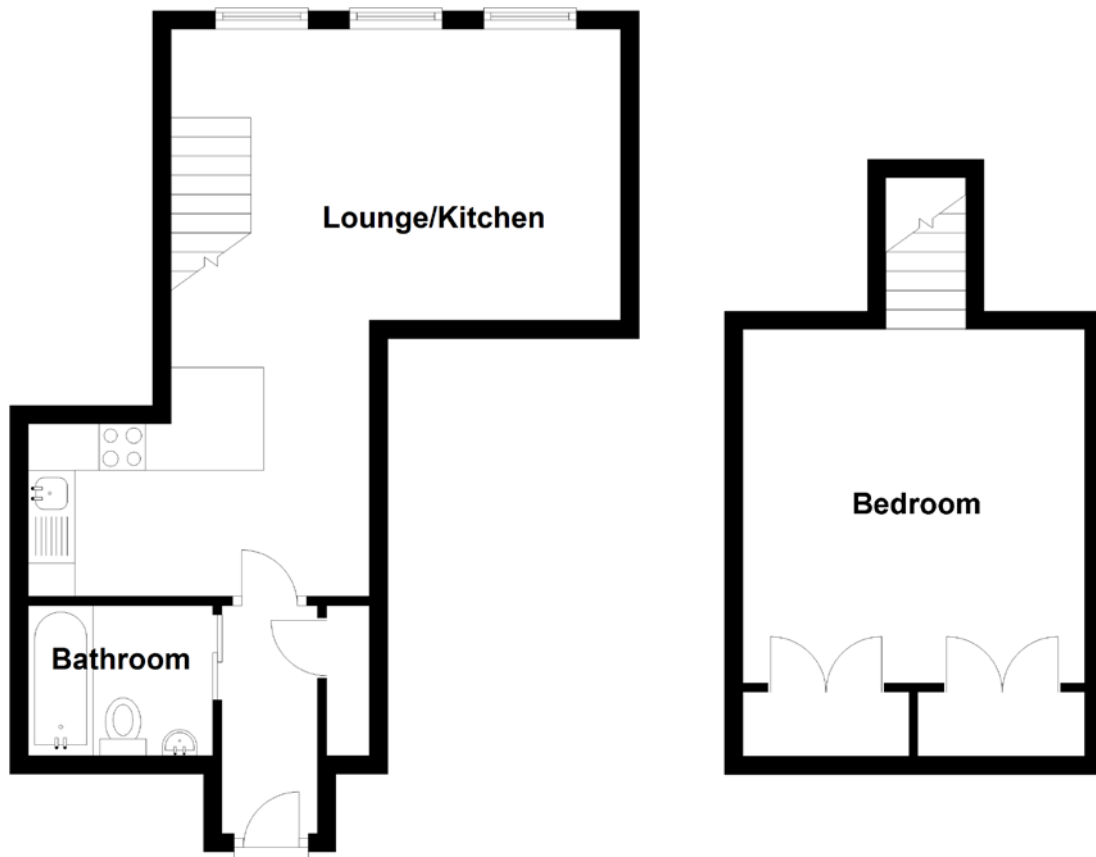
COMMUNAL AREAS



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



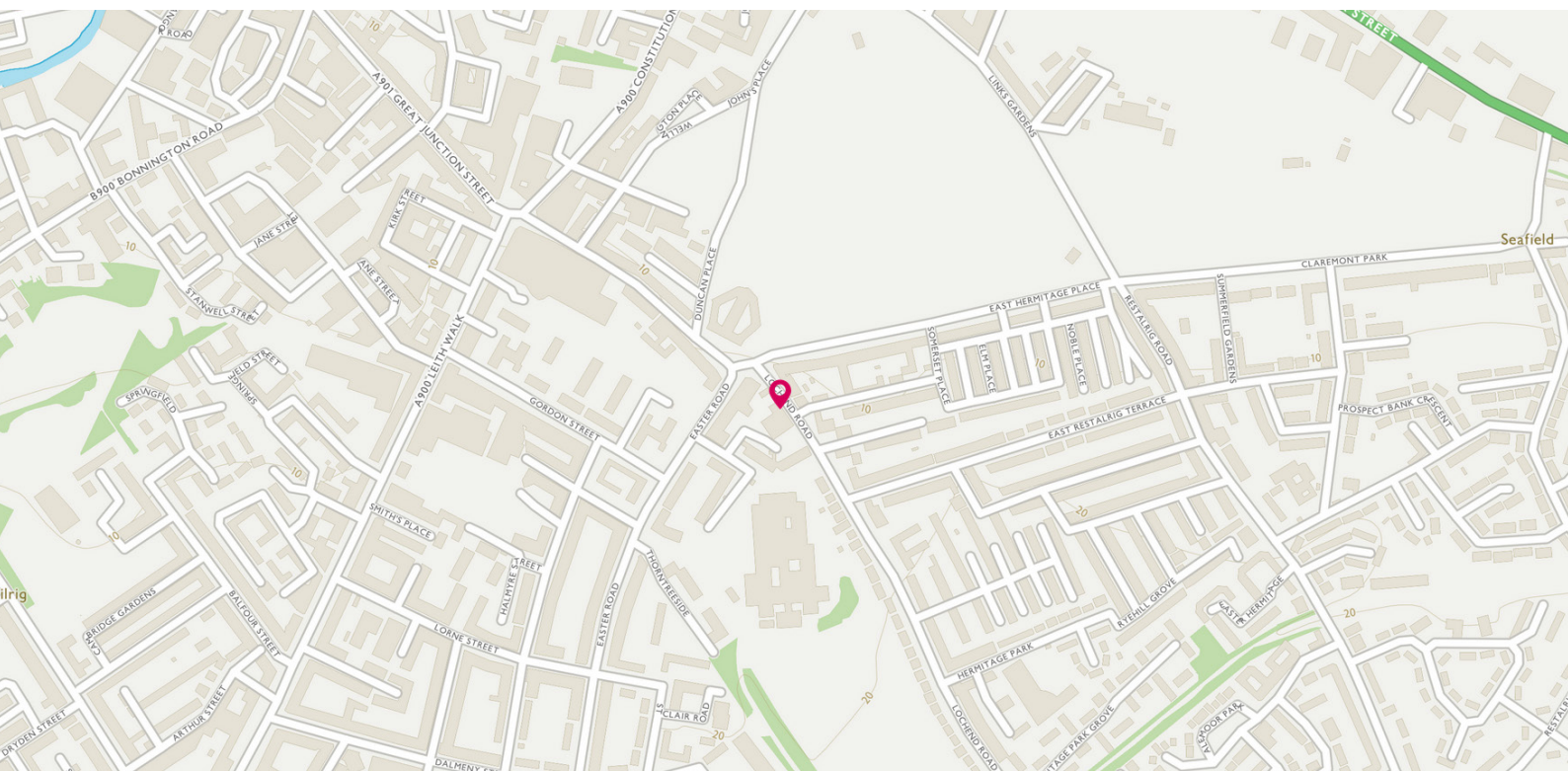
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 6.39m (21') x 6.12m (20'1")
Bedroom 3.81m (12'6") x 3.68m (12'1")

Bathroom

1.99m (6'6") x 1.62m (5'4")

Gross internal floor area (m²): 50m²
EPC Rating: C



THE LOCATION

The property is located in the popular area of Leith Links with its open parkland areas, which lies east of Edinburgh's city centre. There is a good selection of local shops and services within easy walking distance of the property, including a new Tesco supermarket.





Close by is the fashionable and cosmopolitan Shore district with waterside cafes, bars and bistros and Michelin-starred restaurants. The property is close to the city centre and is served by a regular public transport network. By car, the city bypass is within easy reach providing quick links to the central motorway network. A wide selection of sporting and recreational facilities can be found close by including Leith Links and Meadowbank Stadium. Ocean terminal retail complex is nearby offering a multi-screen cinema, gym and spa and a choice of high street retailers and restaurants. There are several primary schools within the area and secondary schooling at Leith Academy.



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