

Flat 8,5 Lochend Park View

LEITH, EDINBURGH, EH7 5FB



Bright two-bedroom flat with park views in a sought-after location



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this well-presented two-bedroom, second-floor flat on Lochend Park View, which is brought to market in great condition and enjoys outstanding open views across the ever-popular Lochend Park. The property will appeal to first-time buyers and those looking to upsize alike, offering generous accommodation in a highly sought-after location.

Access is gained via a secure entry system with a lift to the second floor. From the walkway, the front door opens into a welcoming hallway, finished with laminate flooring that continues seamlessly throughout the home.

THE LIVING ROOM & KITCHEN



Located at the end of the hallway on the left is the bright and spacious living room. This room benefits from a Juliet balcony, allowing natural light to flood the space, and boasts excellent uninterrupted views over Lochend Park, creating a fantastic focal point for the home. Adjacent to the living room is the well-appointed kitchen, fitted with an electric hob, oven, freestanding fridge/freezer and washing machine, along with ample wall and base units providing excellent storage.





The property further comprises two well-proportioned double bedrooms, both of which benefit from built-in storage, and a modern three-piece bathroom completes the accommodation.

THE BATHROOM



BEDROOM 1

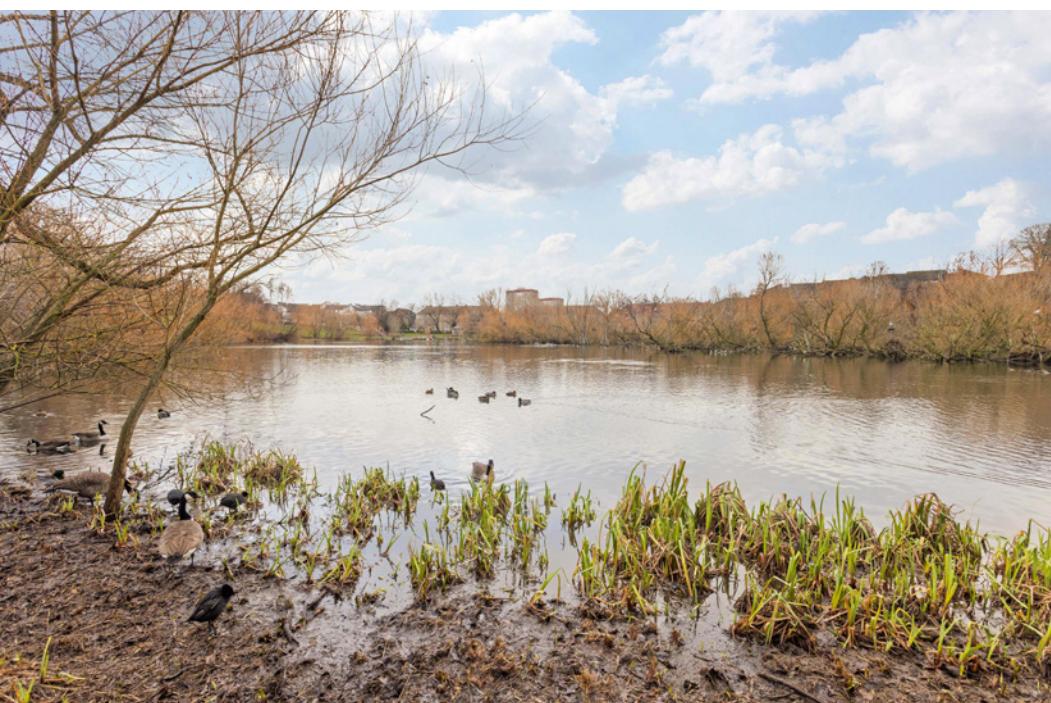


BEDROOM 2

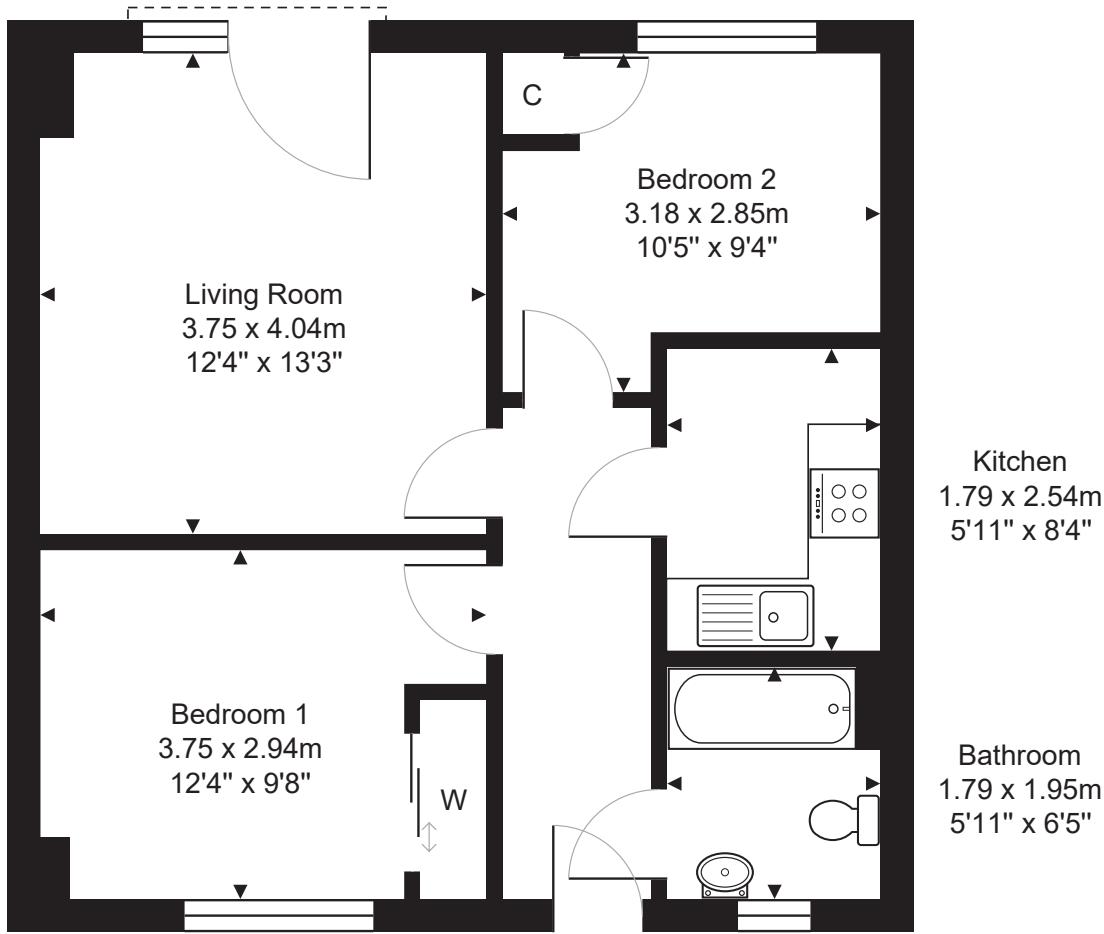


Externally, residents enjoy access to underground parking, additional on-street parking, and well-maintained communal grounds, adding further appeal to this attractive home.

EXTERNALS & VIEW

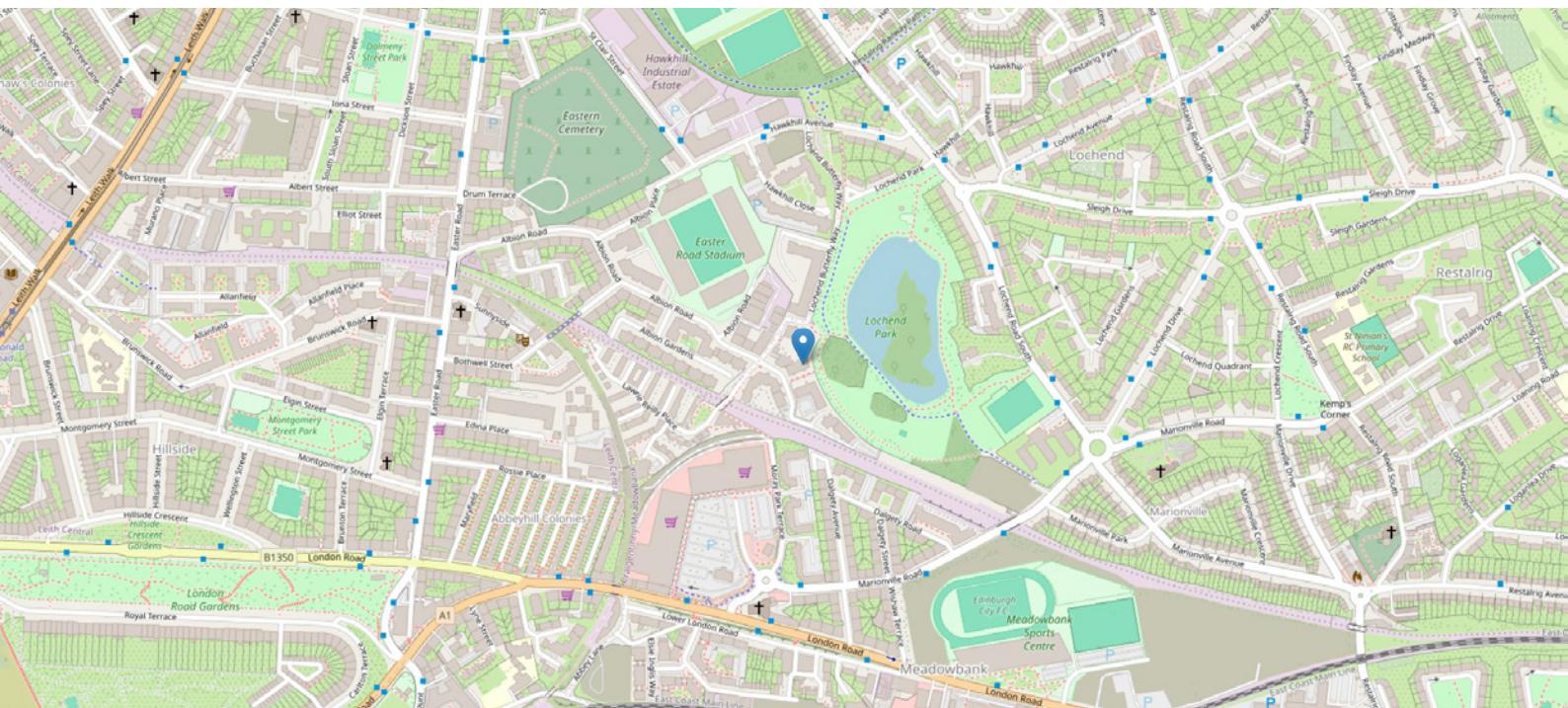


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 51m² | EPC Rating: B



THE LOCATION

Situated just to the northeast of Edinburgh city centre, Easter Road is a popular choice for young professionals owing to its fantastic amenities and proximity to the city centre. Famed as the home of Hibernian Football Club, Easter Road itself is lined with an array of local shops, artisan cafes and businesses, while nearby Meadowbank Retail Park caters for a plethora of needs, with outlets including a Sainsbury's supermarket and a Lidl. With its diverse blend of traditional pubs, trendy bars and restaurants, residents of Easter Road have a vibrant social scene right on their doorstep. In nearby Leith, The Shore is packed with fashionable bars and eateries, including two Michelin-star restaurants.





For a taste of the great outdoors, local parks and green spaces include Lochend Park, Leith Links and Holyrood Park, or for more rigorous exercise, Leith Victoria Swim Centre offers diverse fitness facilities.

Easter Road is in the catchment area for Leith Walk Primary School and Drummond Community High School. The area is also served by excellent public transport, including regular bus links across the city, and also allows easy access to the A1, Edinburgh City Bypass and the M8/M9 motorway network.




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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