

71/3 Lochend Road South

EDINBURGH, EH7 6BS



Bright one-bedroom apartment, ideally positioned next to Lochend Park



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Situated in a highly desirable position beside Lochend Park, this bright and well-proportioned property at 71/3 Lochend Road South offers an excellent opportunity for a range of buyers.

THE LIVING ROOM



The living room is a particularly appealing space, benefiting from large windows that flood the room with natural light, creating a warm and inviting atmosphere. The kitchen is well laid out and offers an abundance of storage, making it both practical and functional for everyday living.

THE KITCHEN



The property features a generously sized double bedroom, enhanced by two large windows that provide lovely open views towards the park, further adding to the sense of space and light. The bathroom is well presented and includes a heated towel rail, along with a window that allows for natural light and ventilation.

THE BEDROOM



THE BATHROOM

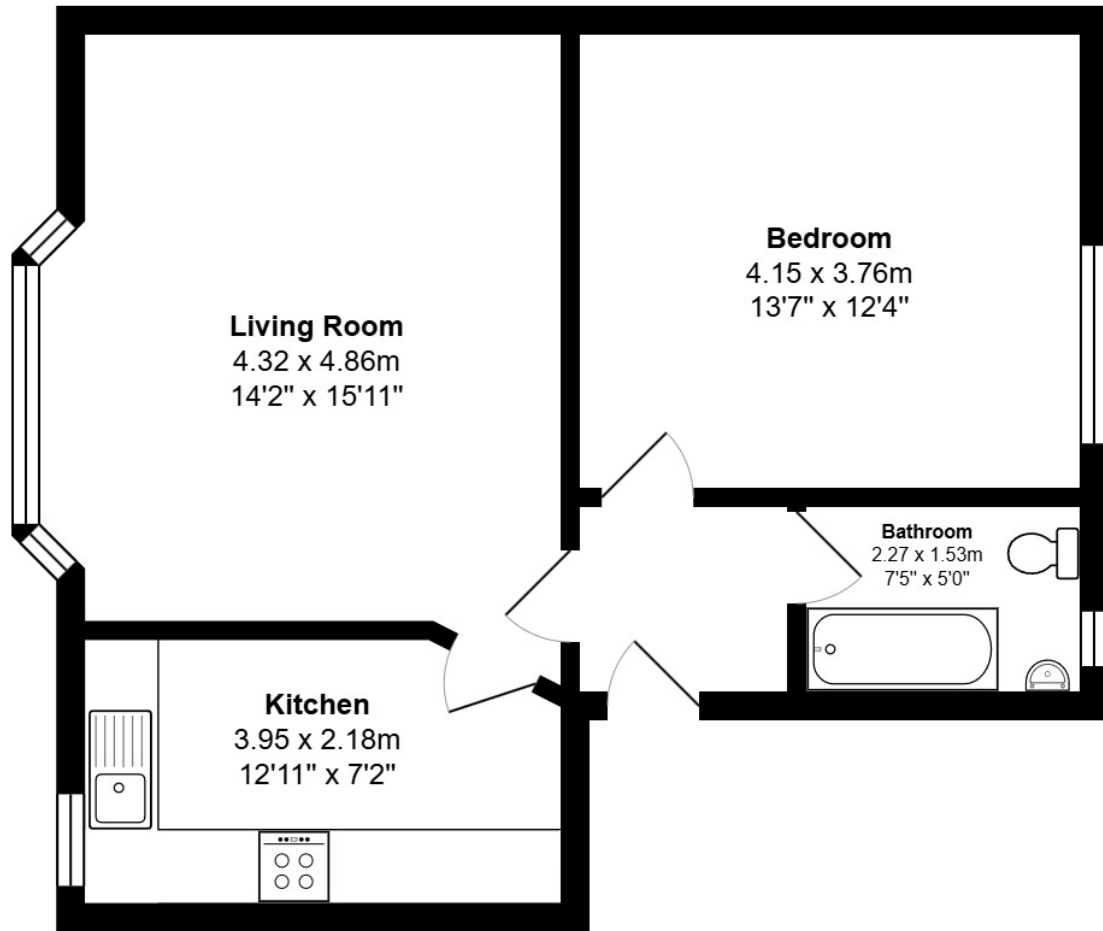


Positioned right next to Lochend Park, the property enjoys immediate access to beautiful green space, perfect for walking, relaxing, and outdoor activities, while still being within easy reach of Edinburgh's city centre and local amenities.

EXTERNALS

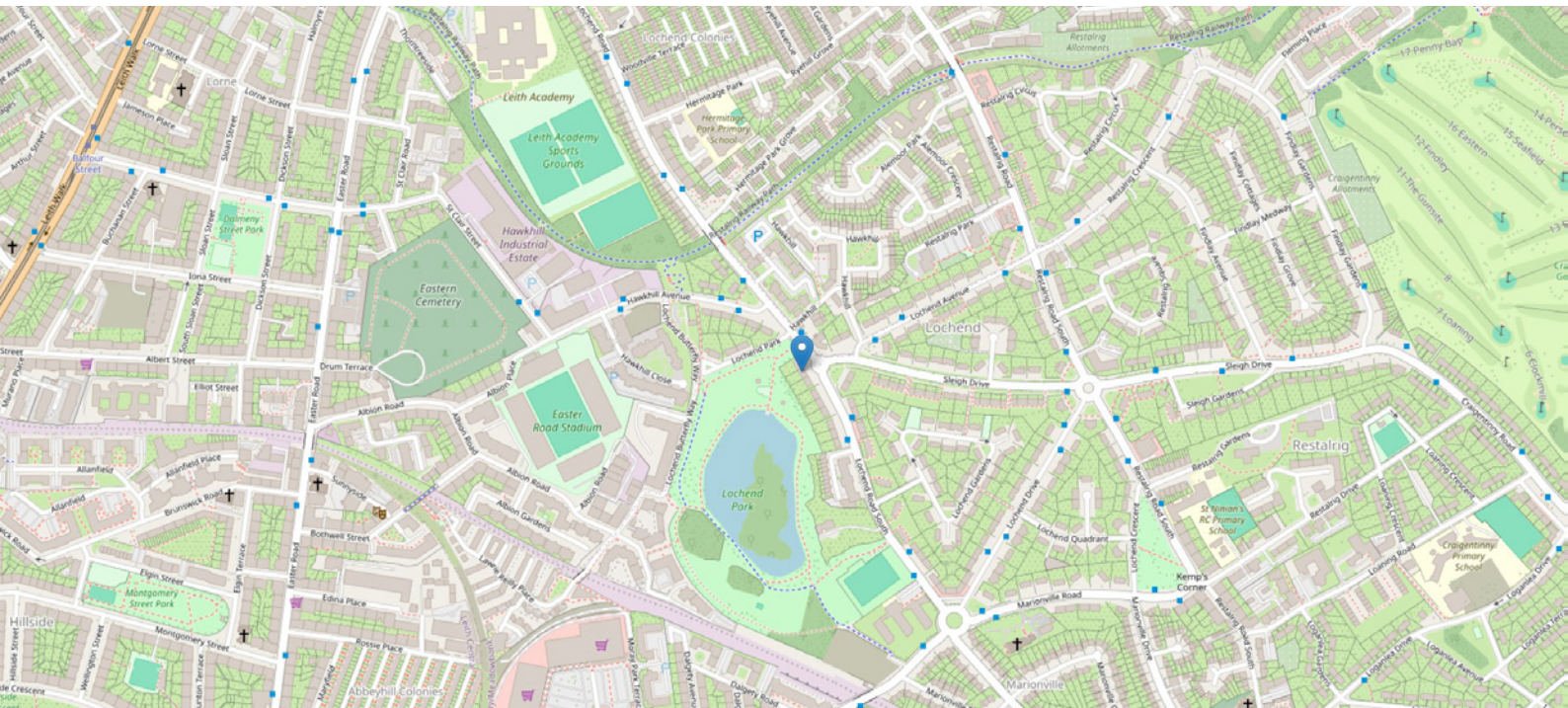


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

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



THE LOCATION

The property is ideally located in the popular Lochend area, just to the east of Edinburgh's city centre. The immediate surroundings offer a great balance of green space and urban convenience, with Lochend Park right on the doorstep providing scenic walks, open spaces, and leisure opportunities.





A wide range of local amenities can be found nearby, including shops, cafés, and supermarkets, with further extensive retail options available at Meadowbank Retail Park and Easter Road. The vibrant areas of Leith and the city centre are both easily accessible, offering an excellent selection of restaurants, bars, and cultural attractions.

The area is well served by regular public transport links, providing quick and easy access across the city. For those commuting further afield, the City Bypass and main road networks are within convenient reach.

This is a highly convenient location that appeals to a variety of buyers, combining peaceful surroundings with excellent connectivity.



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Part
Exchange
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