

22/3 Lochend Road South

LOCHEND, EDINBURGH, EH7 6BP



Spacious and well-presented first-floor flat with lovely open views towards Arthur's Seat



0131 524 9797



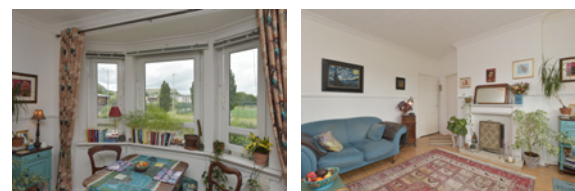
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McEwan Fraser Legal is delighted to present this Spacious and well-presented bright and spacious first-floor flat with lovely open views towards Arthur's Seat and situated close to a range of fantastic local amenities and transport links.

THE LIVING ROOM



The property would appeal to a variety of buyers and comprises a security entry system, a welcoming entrance, a well-proportioned and bright living room with fabulous open views, and an attractive fitted kitchen with a fridge, space for integrated cooker and hob, and pantry cupboard.

THE KITCHEN



THE BATHROOM



THE BEDROOM



There is also a light and airy double bedroom with built-in cupboards.

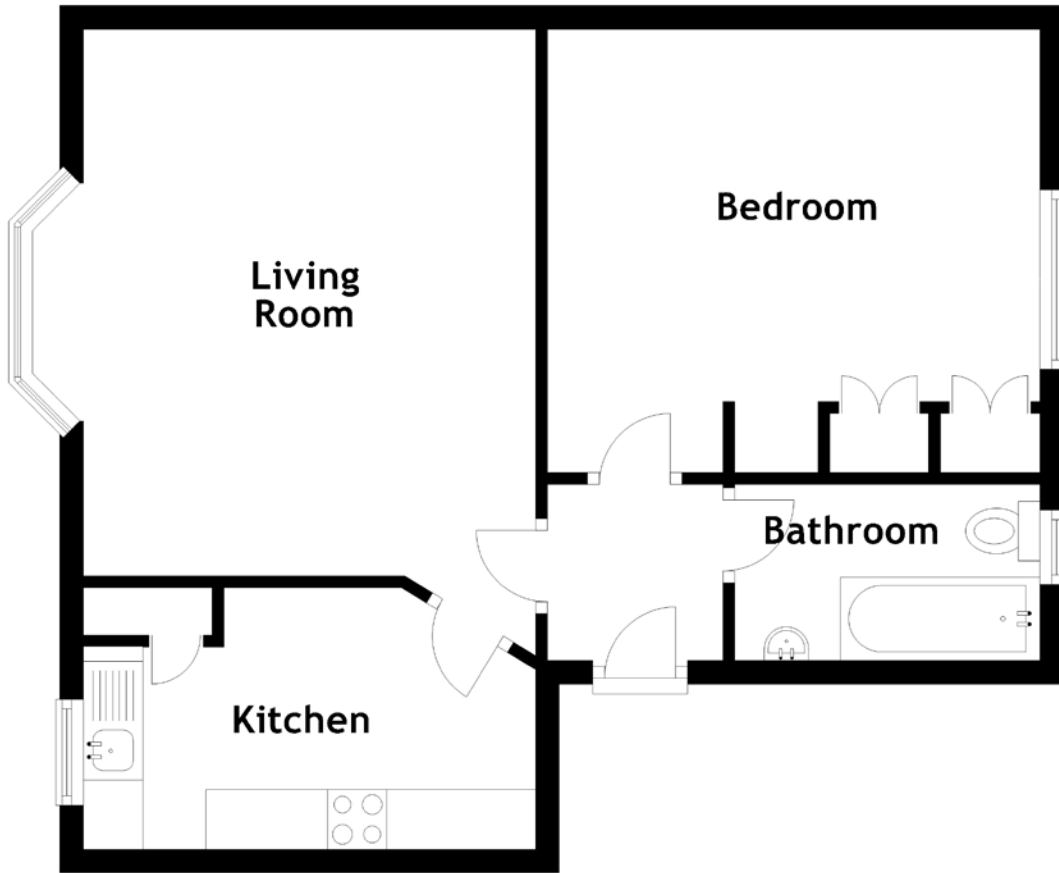


Further benefits include full fibre internet, gas central heating and double glazing and externally, a well-kept communal drying green with a garden shed and unrestricted on-street parking.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

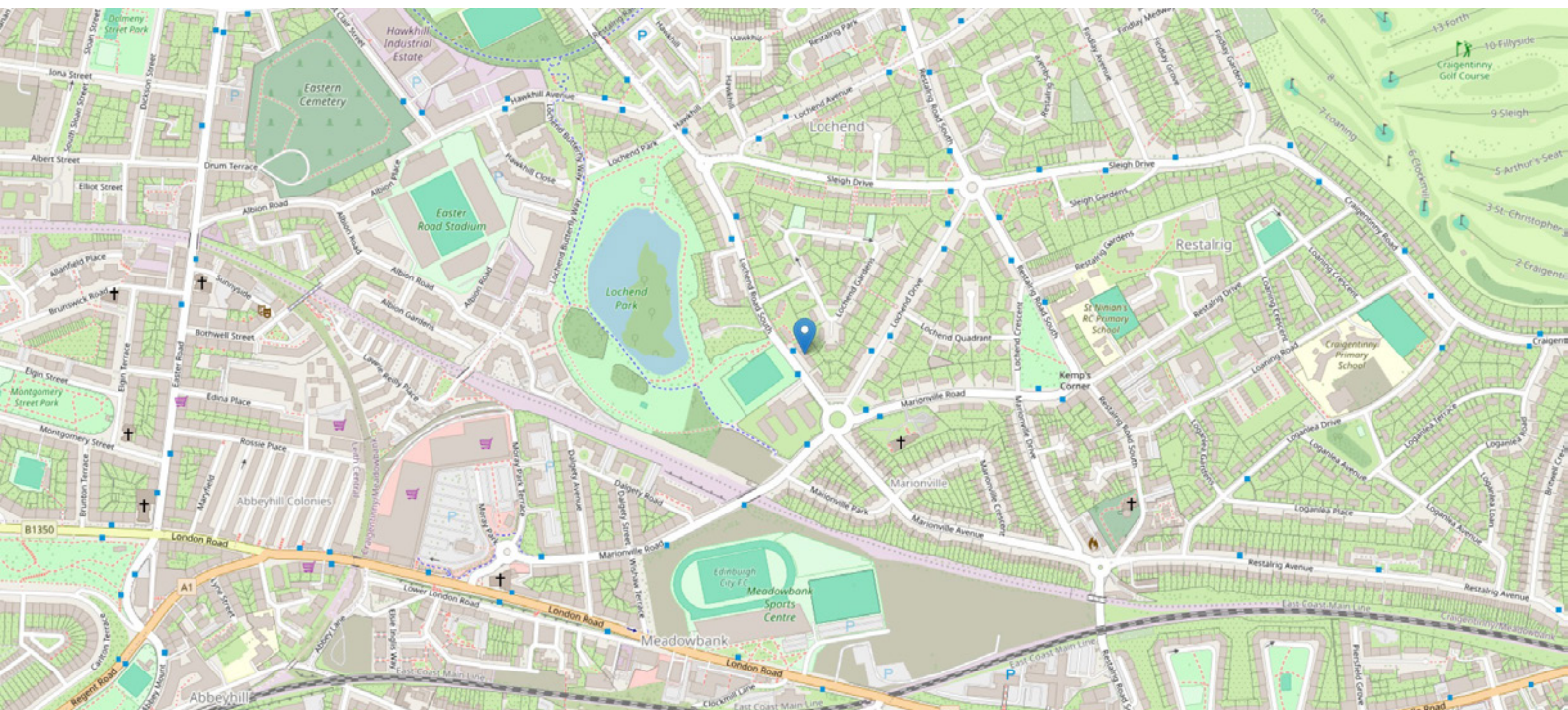
Living Room
Kitchen

4.85m (15'11") x 3.81m (12'6")
3.92m (12'10") x 2.20m (7'3")

Bedroom
Bathroom

4.15m (13'7") x 3.73m (12'3")
2.57m (8'5") x 1.48m (4'10")

Gross internal floor area (m²): 44m²
EPC Rating: C



THE LOCATION

This property is located in the ever-popular Lochend area of Edinburgh, which lies to the East of the city centre and is well positioned to take advantage of an excellent choice of shopping outlets in the vicinity, supported by the usual banks and postal services.





Leisure facilities on offer are excellent and include a choice of bars, restaurants and takeaways. For the more energetic Meadowbank Sports Centre is also within easy reach. Schooling is well represented from nursery to senior level.

An efficient public transport network operates in most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.



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Part
Exchange
Available



Text and description
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