

# 5/16 Lochend Park View

EASTER ROAD, EDINBURGH, EH7 5FB



*IMMACULATE TWO-BEDROOM  
MODERN APARTMENT TO THE MARKET*



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McEwan Fraser is delighted to present this immaculate two-bedroom modern apartment to the market. The property enjoys beautiful views over Lochend Park and represents a fantastic opportunity for some searching for a 'turn-key' property. Benefits include gas central heating, double glazing, a secure entry system, an underground car park, and well-maintained communal grounds. The property would make a superb first-time-buy or sound buy-to-let investment.

The accommodation is focused on a beautiful living room which boasts contemporary décor, laminate flooring, and a Juliet balcony with views of the park. This well-proportioned living room offers a degree of flexibility and a new owner will have the scope to create their ideal entertaining space. The separate kitchen contains a range of base and wall-mounted units with a mixture of integrated and free-standing appliances.

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Bedroom one is a particularly generous double excellent levels of natural light, carpeted floor, and a large integrated wardrobe. There is plenty of space for a further range of free-standing bedroom furniture. Bedroom two is a smaller but also a practical double with integrated storage. It would also make a superb home office.





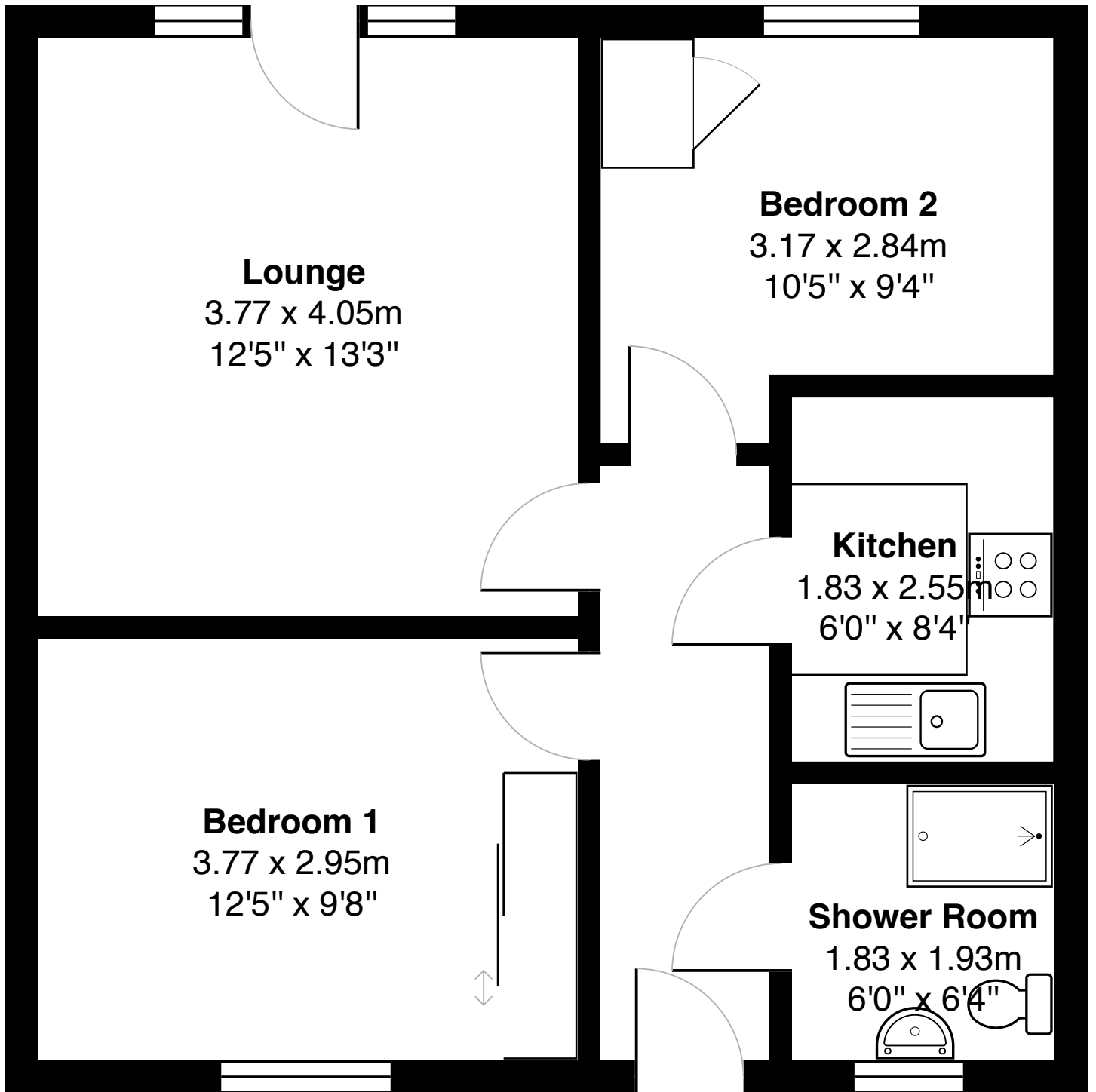
**Bedroom 2**





The internal accommodation is completed by a stylish shower room which boasts contemporary tiling and a sleek modern suite. Internal viewing is highly recommended.





Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup>

EPC Rating: B







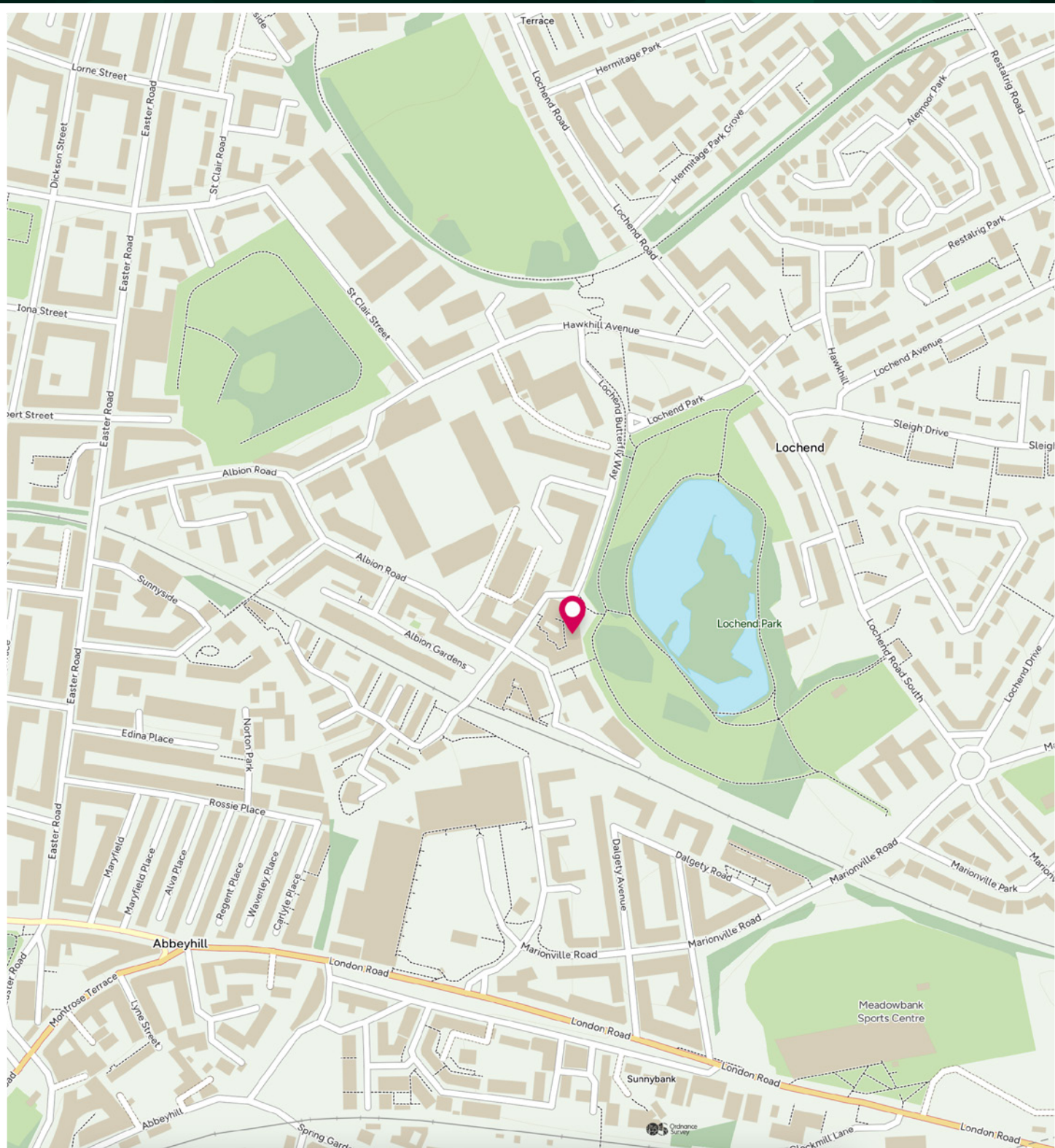
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Situated just to the northeast of Edinburgh city centre, Easter Road is a popular choice for young professionals owing to its fantastic amenities and proximity to the city centre. Famed as the home of Hibernian Football Club, Easter Road itself is 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.

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# McEwan Fraser Legal

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