

# 2/5 Lochend Square

LOCHEND, EDINBURGH, EH7 6ED



*WELL PRESENTED TWO BEDROOM TOP FLOOR  
FLAT IN THE SOUGHT AFTER AREA OF LOCHEND*



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McEwan Fraser Legal is delighted to present this well presented, two-bedroom, top floor flat, with generous gardens. Set in a quiet cul-de-sac, located in the popular Lochend area, east of Edinburgh city centre. Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a shower room.

Highlights include a fitted kitchen and bathroom, good storage, a rear-facing bay window, a secured entry system and an alarm system. In addition, there is double glazing, gas central heating, a private lawn garden to the front with tall privacy hedging, and a lawn plot and shared green to the rear.

The carpeted hall gives access to all rooms except the kitchen and includes three built-in storage cupboards, a press cupboard and a secured entry handset. Set to the front, a good-sized living room offers space for lounge and dining furniture and features a gas fireplace, plain coving, carpeted flooring and a press cupboard. Set off the living room is a contemporary fitted kitchen with stone-effect worktops, sink with drainer, a tiled surround, washing machine, fridge/freezer and an integrated oven and gas hob.

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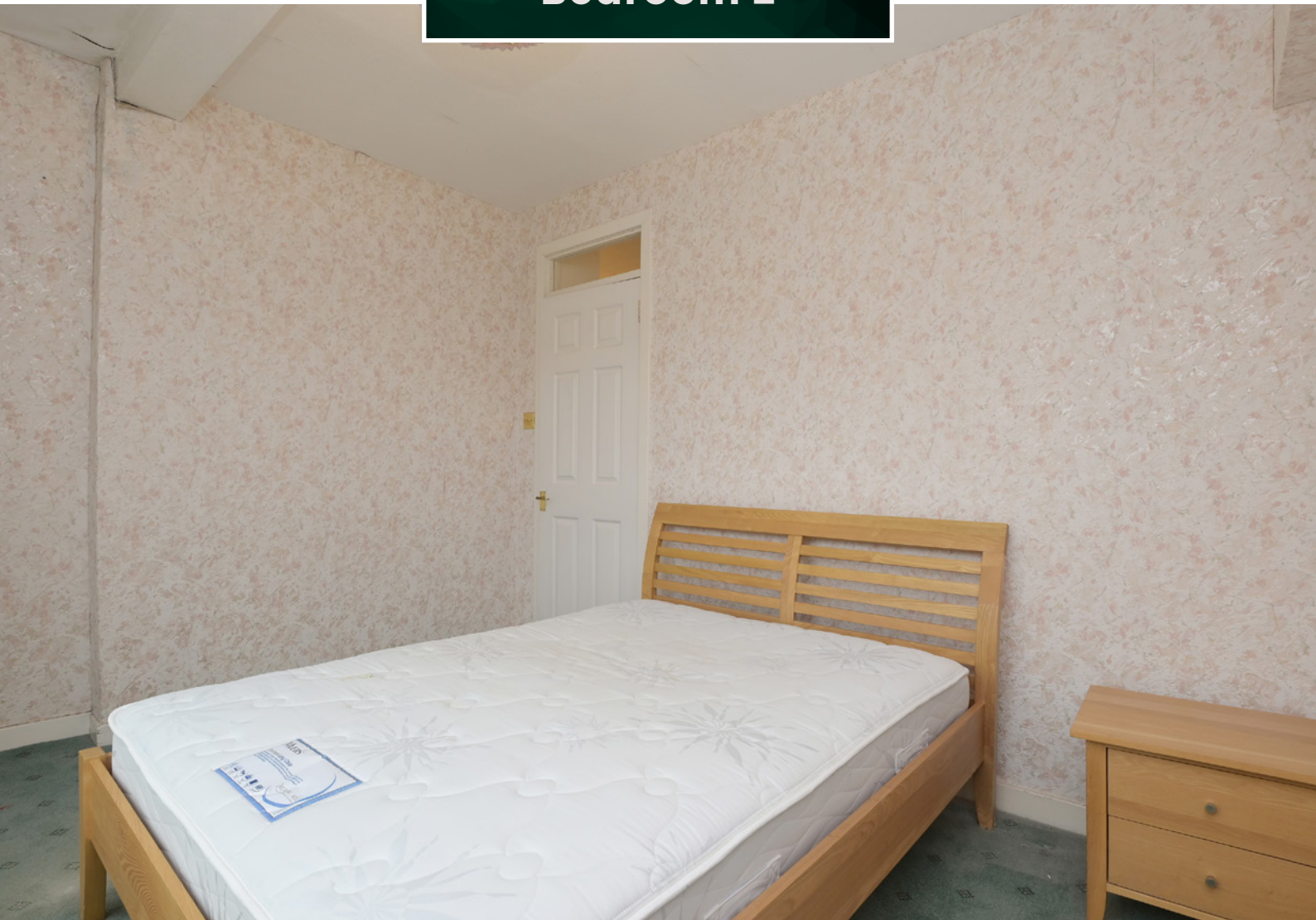


Both bedrooms are rear-facing, a bay window and carpeted flooring. Whilst bedroom two features carpeted flooring. Completing the accommodation, set internally off the hall, a fitted shower includes a three-piece suite with a mains shower.

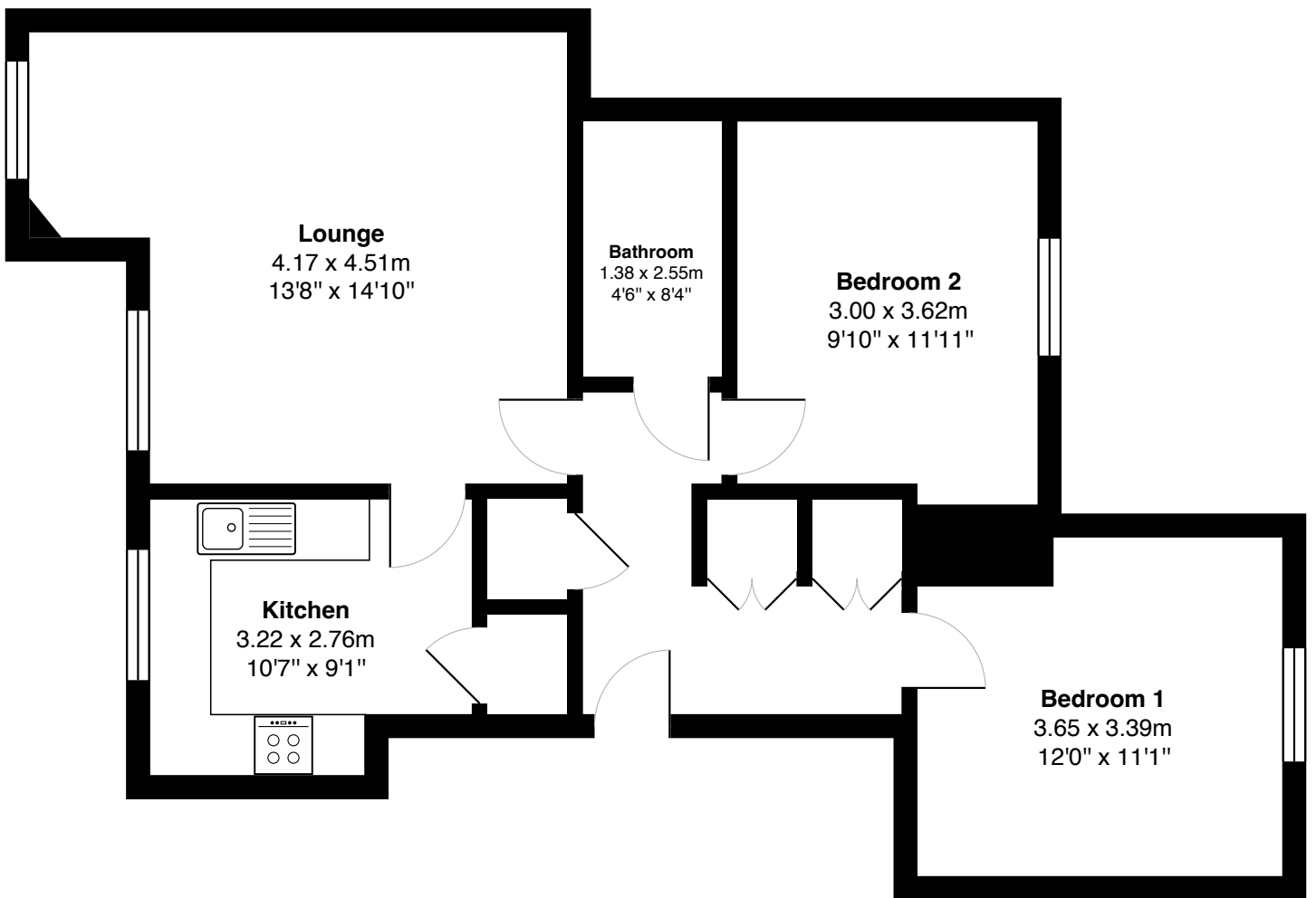




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>

EPC Rating: C



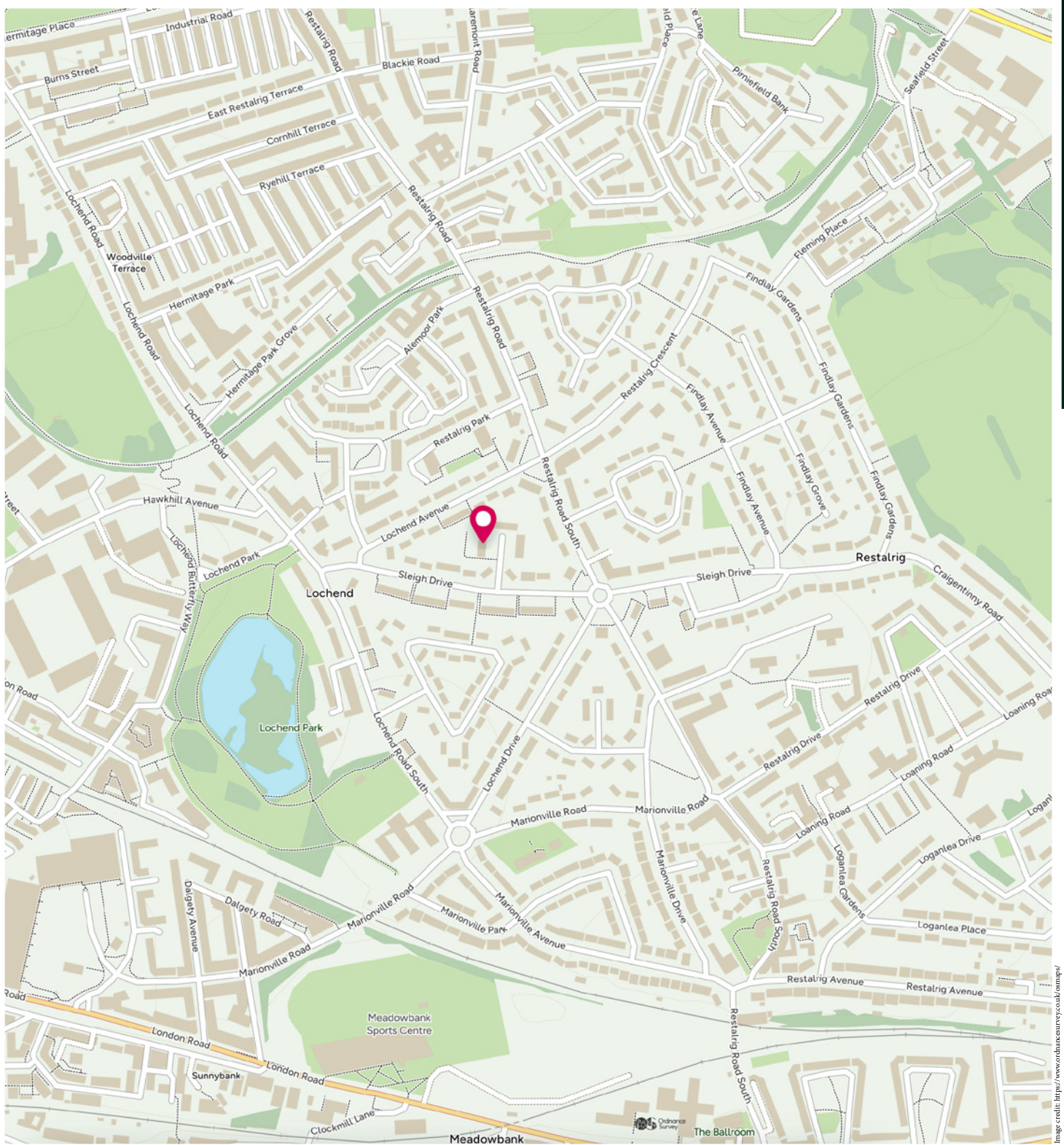




This property is located in the ever popular Lochend area of Edinburgh, which lies to the East of the city centre and is well positioned to take advantage of an excellent choice of shopping outlets in the vicinity, supported by the usual banks and postal services.

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 to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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**MARK BRYCE**  
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