

141/1 Lochend Road

LOCHEND, EDINBURGH, EH7 6ES



One-bedroom ground-floor flat in the popular Lochend area of Edinburgh



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McEwan Fraser Legal is delighted to present this one-bedroom ground-floor flat in the popular Lochend area of Edinburgh.

The property is in walk-in condition and offers bright, well-proportioned accommodation, making it ideal for first-time buyers, professionals or investors. The flat enjoys a convenient location close to a wide range of local amenities, schools and excellent transport links providing easy access to Edinburgh city centre and surrounding areas.

THE LIVING ROOM



Inside, the property comprises a spacious lounge and dining area offering flexible options for furniture arrangements, perfect for both relaxing and entertaining.

THE KITCHEN



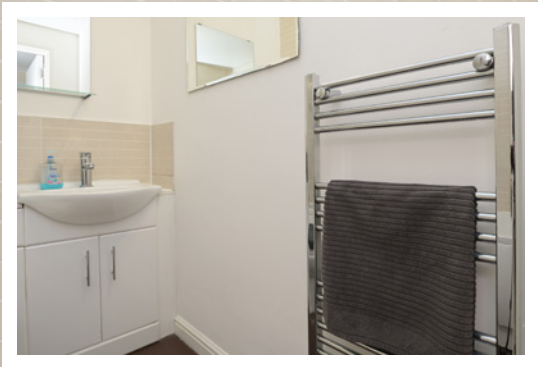
The fully equipped kitchen is fitted with a gas hob, fan oven, freestanding washing machine, fridge freezer and dishwasher, providing a practical and functional cooking space.





A generous double bedroom with built-in wardrobes providing excellent storage and ample space for additional furnishings, while the modern three-piece bathroom has a shower over the bath. The welcoming hallway with a large storage cupboard adds to the practicality of the home.

THE BATHROOM



THE BEDROOM



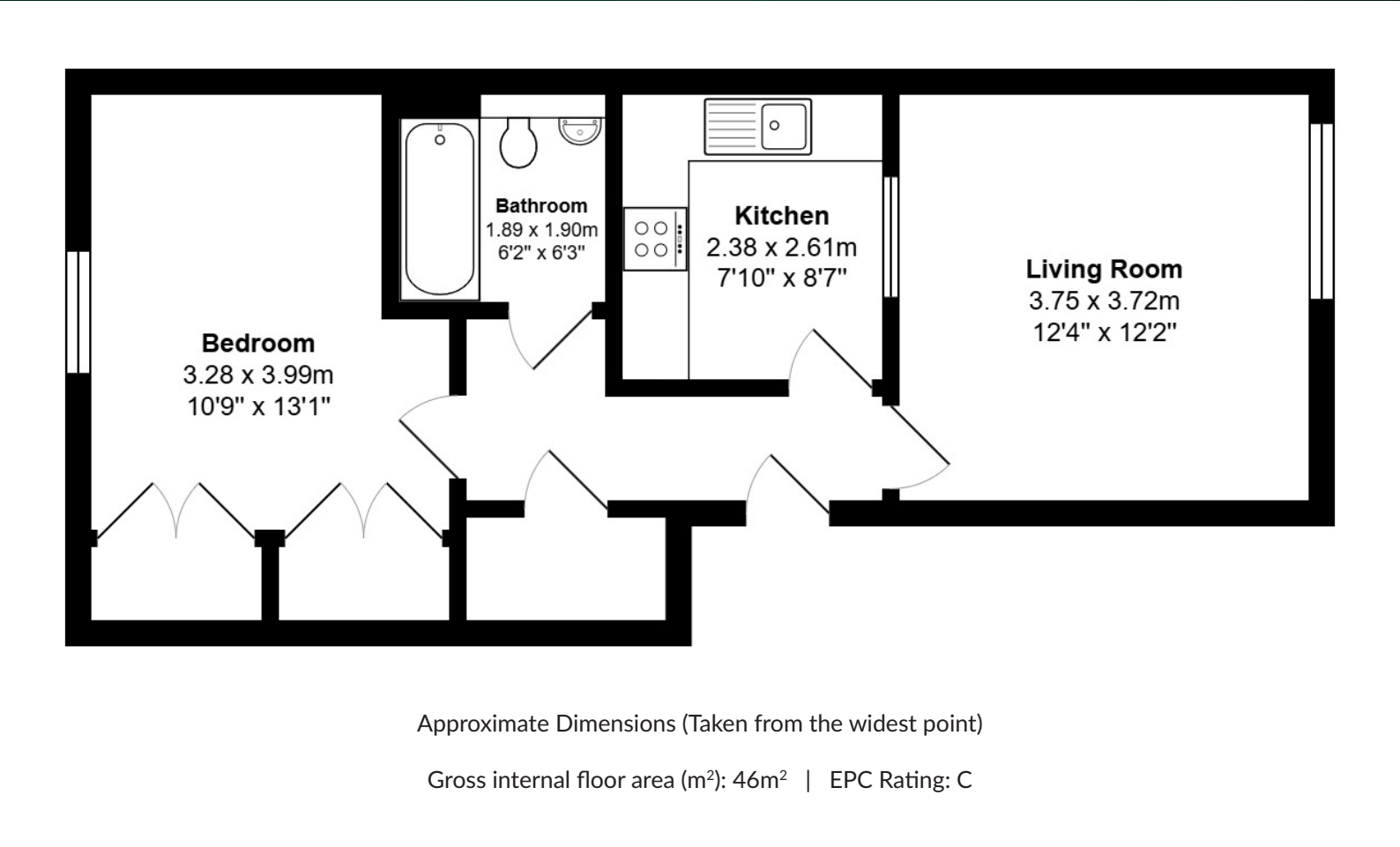
In addition, the property benefits from on-street parking and access to shared garden areas.

This is a rare opportunity to acquire a well-presented ground-floor flat in a central and well-connected part of Edinburgh, combining great transport links, excellent local amenities and nearby green spaces such as Lochend Park and Holyrood Park.

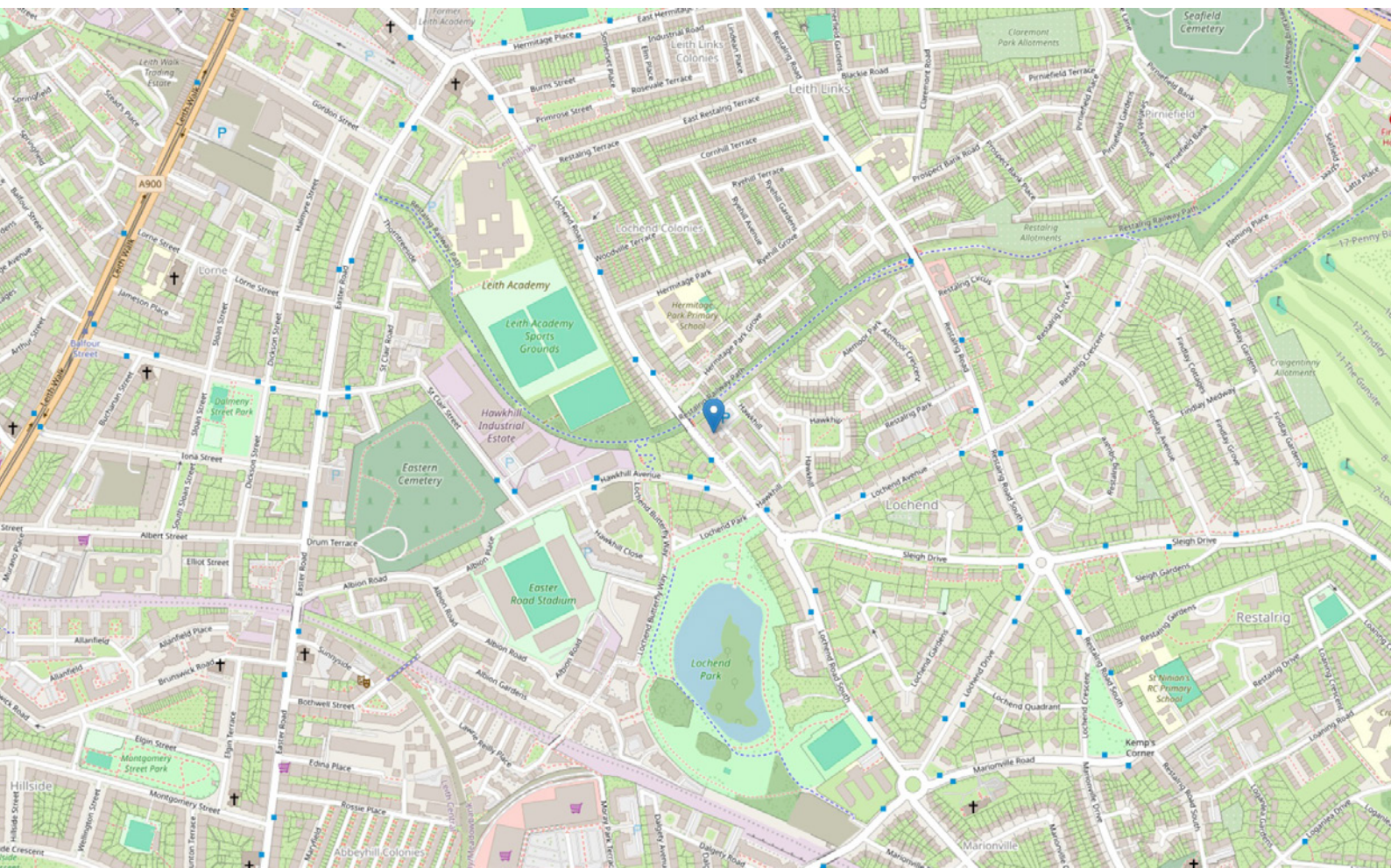
EXTERNALS



FLOOR PLAN & DIMENSIONS



Gross internal floor area (m²): 46m² | 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 the surrounding areas. The City Bypass and main motorway networks are also within easy reach.



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