



FLAT 5, 4 LOCHEND ROAD

leith

The property is located in the popular area of Leith Links with its open parkland areas, which lies east of Edinburgh's city centre. There is a good selection of local shops and services within easy walking distance of the property, including a new Tesco supermarket. Close by is the fashionable and cosmopolitan Shore district with waterside cafes, bars and bistros and Michelin-starred restaurants. The property is close to the city centre and is served by a regular public transport network. By car, the city bypass is within easy reach providing quick links to the central motorway network. A wide selection of sporting and recreational facilities can be found close by including Leith Links and Meadowbank Stadium. Ocean terminal retail complex is nearby offering a multi-screen cinema, gym and spa and a choice of high street retailers and restaurants. There are several primary schools within the area and secondary schooling at Leith Academy.



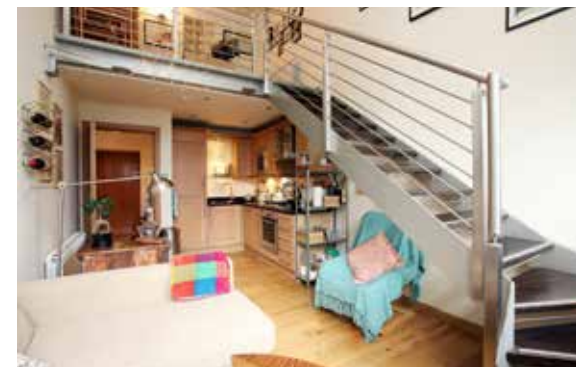
McEwan Fraser Legal is delighted to present this superb two bedroom duplex apartment to the market. Located in Leith and well served with excellent transport links and some fantastic local amenities, the property occupies a prime position in a much sought after area.

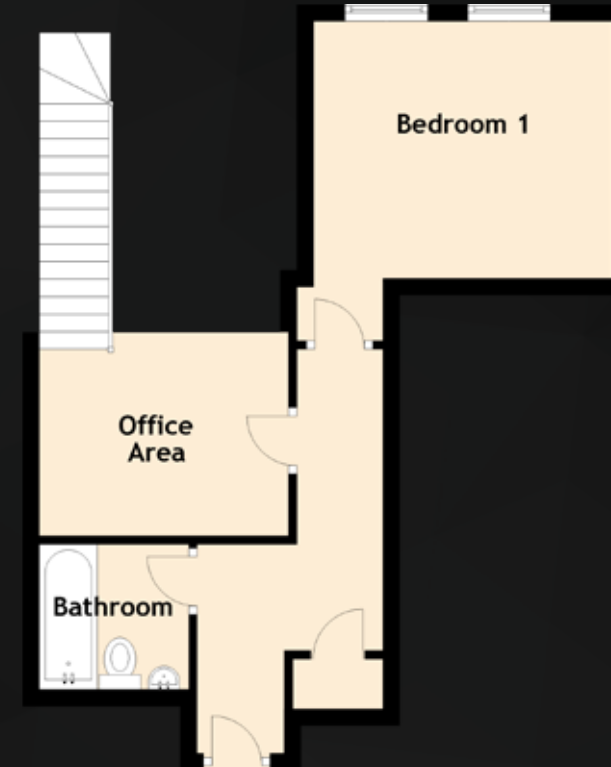
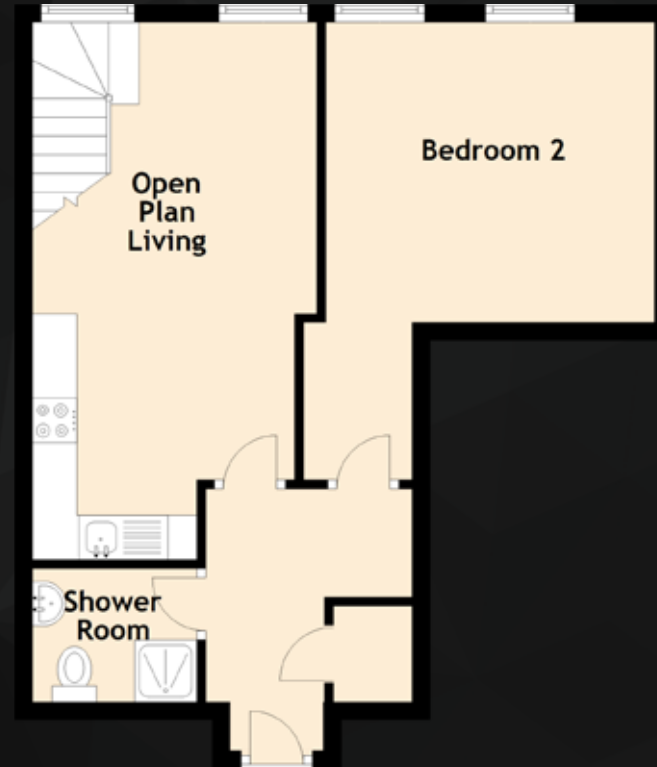
Situated in a converted Victorian schoolhouse, this fantastic property comprises two generous double bedrooms, master bathroom, shower room, a mezzanine level which makes a superb home office and an open plan kitchen reception. The property further benefits from central heating, off-street parking and secure entry system both to the building and the communal grounds.



You enter the property to find a welcoming hallway with integrated storage. The hallway gives access to the second bedroom, a well proportioned double, a contemporary shower room and the lovely open plan kitchen reception. The reception itself is light and airy with a double-height ceiling giving a tremendous sense of space. The kitchen comprises a range of quality base and wall mounted units giving plenty of prep and storage space. Gas hob, oven, fridge freezer and dishwasher are integrated. The reception also gives access to a generous mezzanine which gives plenty of space for a dining table or home office overlooking the reception space below. The master bedroom is also upstairs alongside the stylish bathroom master bathroom.

Internally, the property is in excellent condition, and viewing is highly recommended.





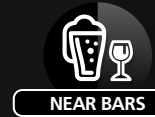
THE DETAILS



SUPERMARKET



LOCAL AMENITIES



NEAR BARS



BUS LINKS



PLACES TO EAT

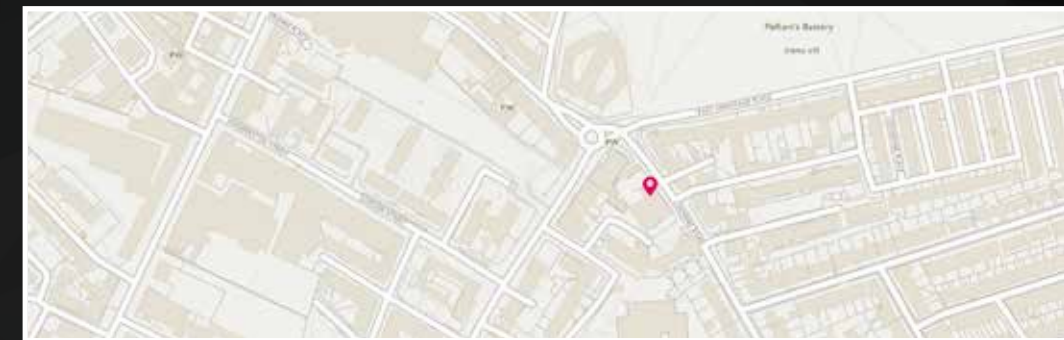


NEAR SCHOOLS

Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.05m (19'10") x 3.20m (10'6")
Office Area	3.00m (9'10") x 2.25m (7'5")
Bedroom 1	3.85m (12'8") x 2.76m (9'1")
Bedroom 2	5.15m (16'11") x 3.70m (12'2")
Bathroom	1.80m (5'11") x 1.75m (5'9")
Shower Room	1.85m (6'1") x 1.50m (4'11")

Gross internal floor area (m²): 75m²
EPC Rating: E





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.

