



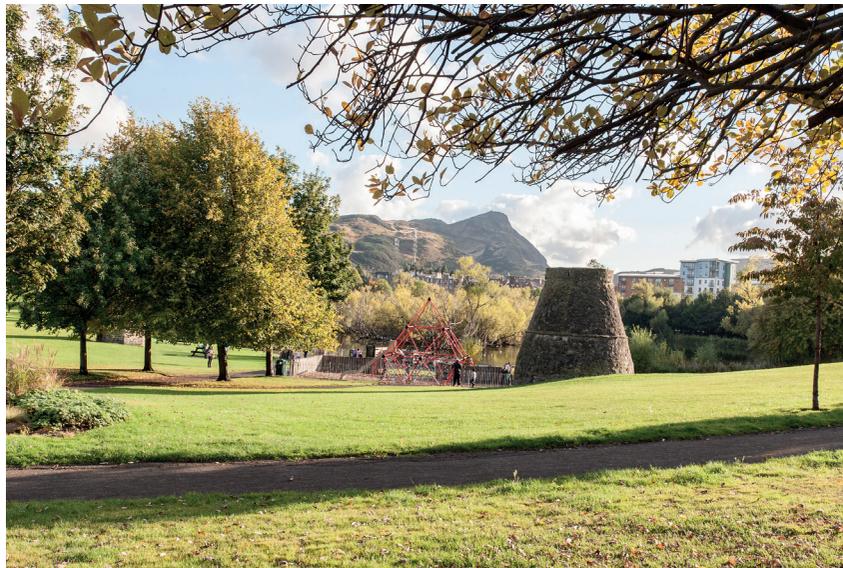

McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

Flat 1, 2 Lochend Park View

EDINBURGH, EH7 5FZ



THE LOCATION

LOCHEND

Situated in the eastern quarter of the capital, 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, the area also enjoys beautiful views southwards towards Salisbury Crags and Arthur's Seat. A bustling thoroughfare, 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 TK Maxx. With its diverse blend of traditional pubs, trendy bars and restaurants, residents of Easter Road have a vibrant social scene right on their doorstep.

And just a short walk away in neighbouring Leith, The Shore district 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.

FLAT 1, 2 LOCHEND PARK VIEW

EDINBURGH, EH7 5FZ

McEwan Fraser is delighted to present this superb two double bedroom ground floor apartment to the market. The property occupies a prime position in a sought after modern development and enjoys a wrap-around private balcony, shared rear terrace and secure underground parking. Internally, the property is presented in excellent order and offers generous proportions throughout. Further benefits include gas central heating, double glazing, en-suite master bedroom, fitted wardrobes in both bedrooms and flexible entertaining space.

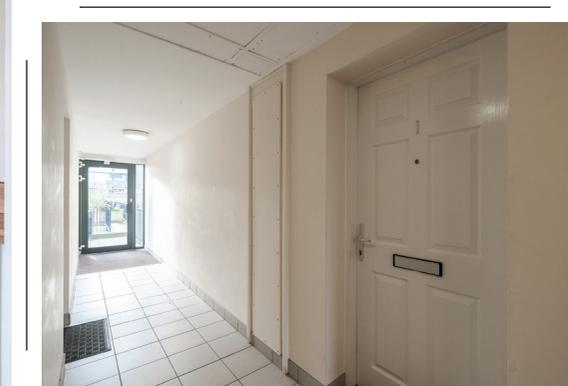
Internal accommodation is focused on a fantastic living room with balcony access and excellent proportions. A corner position creates a dual aspect that floods the living room with natural light. Due to the proportions on offer, there is plenty of flexibility for a new owners to create their ideal entertaining space. The kitchen is tucked away to one side of the living room and comes complete with a full range of high

gloss base and wall mounted units with contrasting work surfaces. There is plenty of prep and storage space alongside a full range of integrated appliances.

The master bedroom is a well-proportioned double with integrated wardrobe and access to a contemporary en-suite shower room. The master bedroom also has a door that opens on a rear terrace which is shared with a neighbouring flat. The second bedroom is also an ample double bedroom with integrated wardrobes and plenty of space for a full suite of bedroom furniture.

A central hallway with integrated storage cupboards also gives access the master bathroom which completes the internal accommodation. The bathroom includes a three-piece white suite with mains shower over bath and partial tiling.

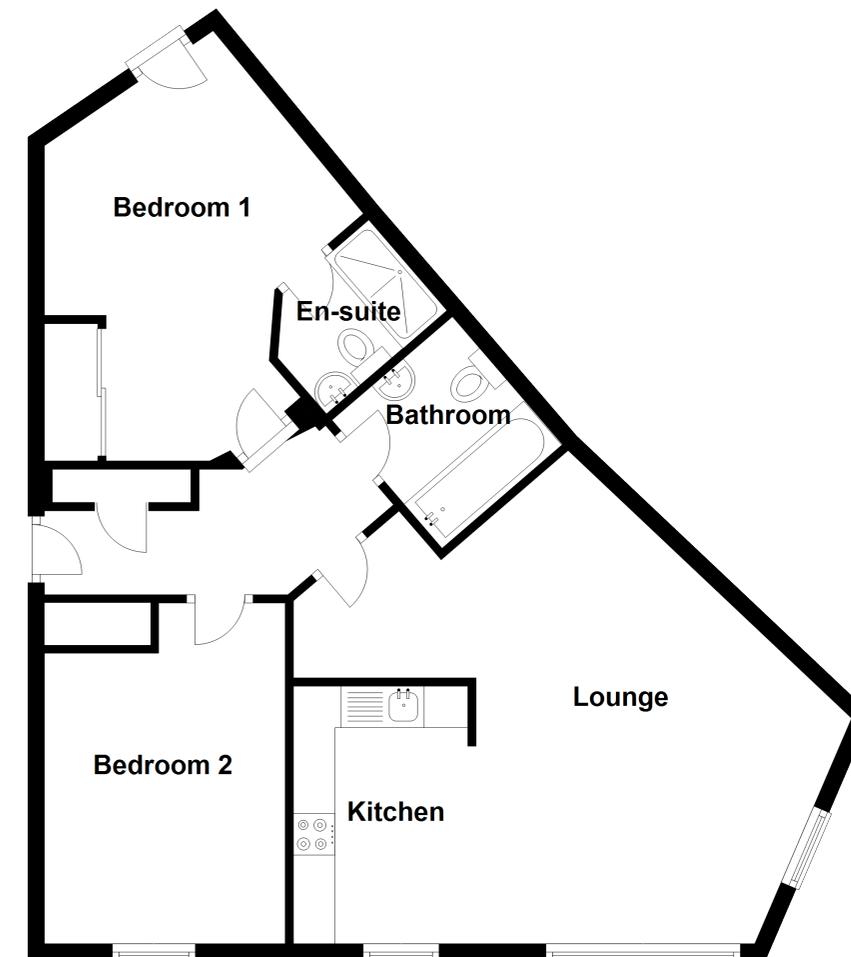
This is a fantastic starter flat and viewing is highly recommended.





SPECIFICATIONS

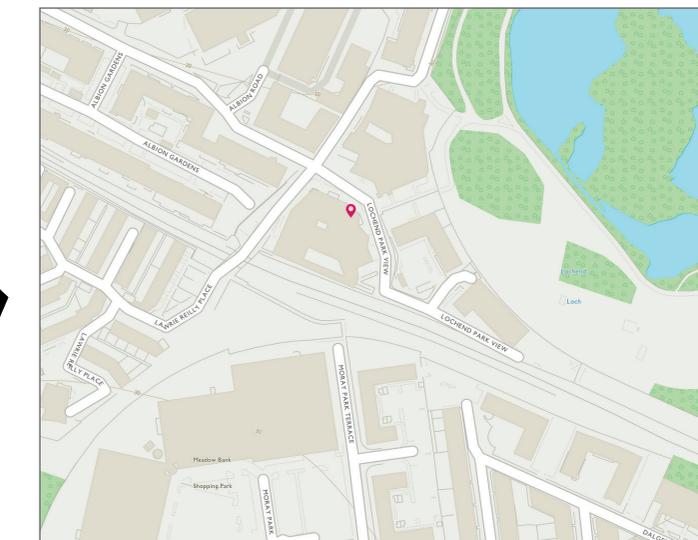
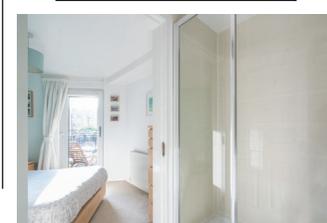
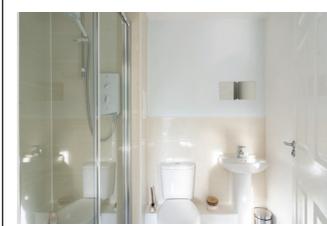
FLOOR PLAN, DIMENSIONS & MAP

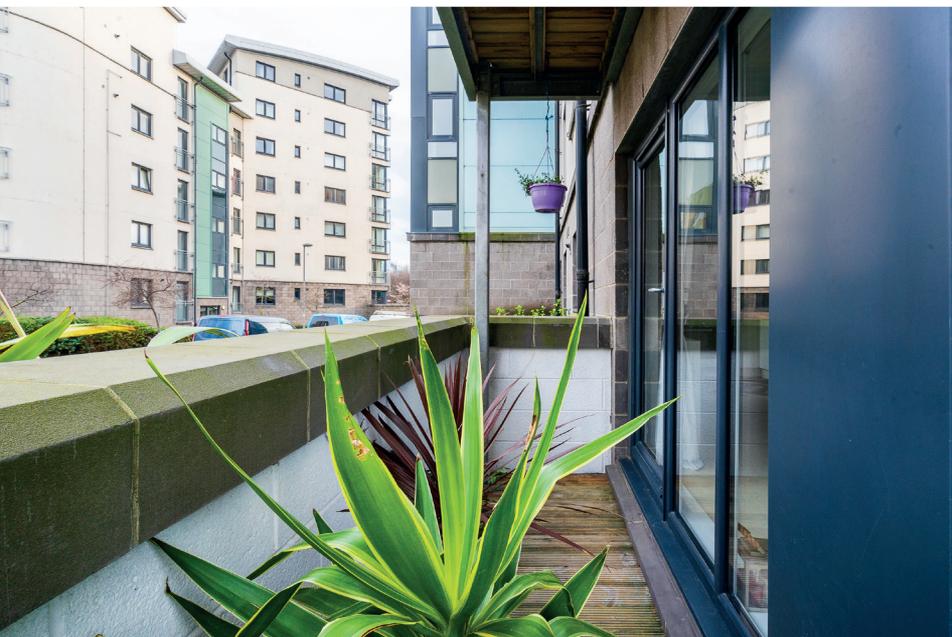


Approximate Dimensions
(Taken from the widest point)

Lounge	6.11m (20') x 5.40m (17'9")
Kitchen	3.10m (10'2") x 2.10m (6'11")
Bedroom 1	4.17m (13'8") x 3.35m (11')
Bedroom 2	4.10m (13'5") x 2.90m (9'6")
Bathroom	2.17m (7'1") x 1.98m (6'6")
En-suite	2.06m (6'9") x 1.44m (4'9")

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





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Exchange
Available

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