

83 Lochend Gardens

LOCHEND, EDINBURGH, EH7 6DQ



STUNNING TWO BEDROOM GARDEN
FLAT CLOSE TO LOCHEND PARK



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McEwan Fraser Legal is delighted to present this beautifully renovated two-bedroom ground floor garden flat to the market. Quietly situated within a sought-after residential cul-de-sac, 83 Lochend Gardens is offered in excellent internal order and provides an ideal opportunity for first-time buyers, downsizers, or investors alike.

The accommodation comprises a welcoming hallway with useful storage cupboard; a bright and spacious living room with neutral décor, attractive laminate flooring and plantation shutters overlooking the rear garden; a beautiful contemporary kitchen with a mixture of integrated and freestanding appliances; a generous master bedroom with fitted wardrobes; bedroom two, also benefiting from fitted wardrobes; and a contemporary shower room with electric shower.

Further benefits include double glazing, gas central heating, well landscaped front and rear gardens, access to a communal drying green, and unrestricted on-street parking.

The Property







Bedroom 1

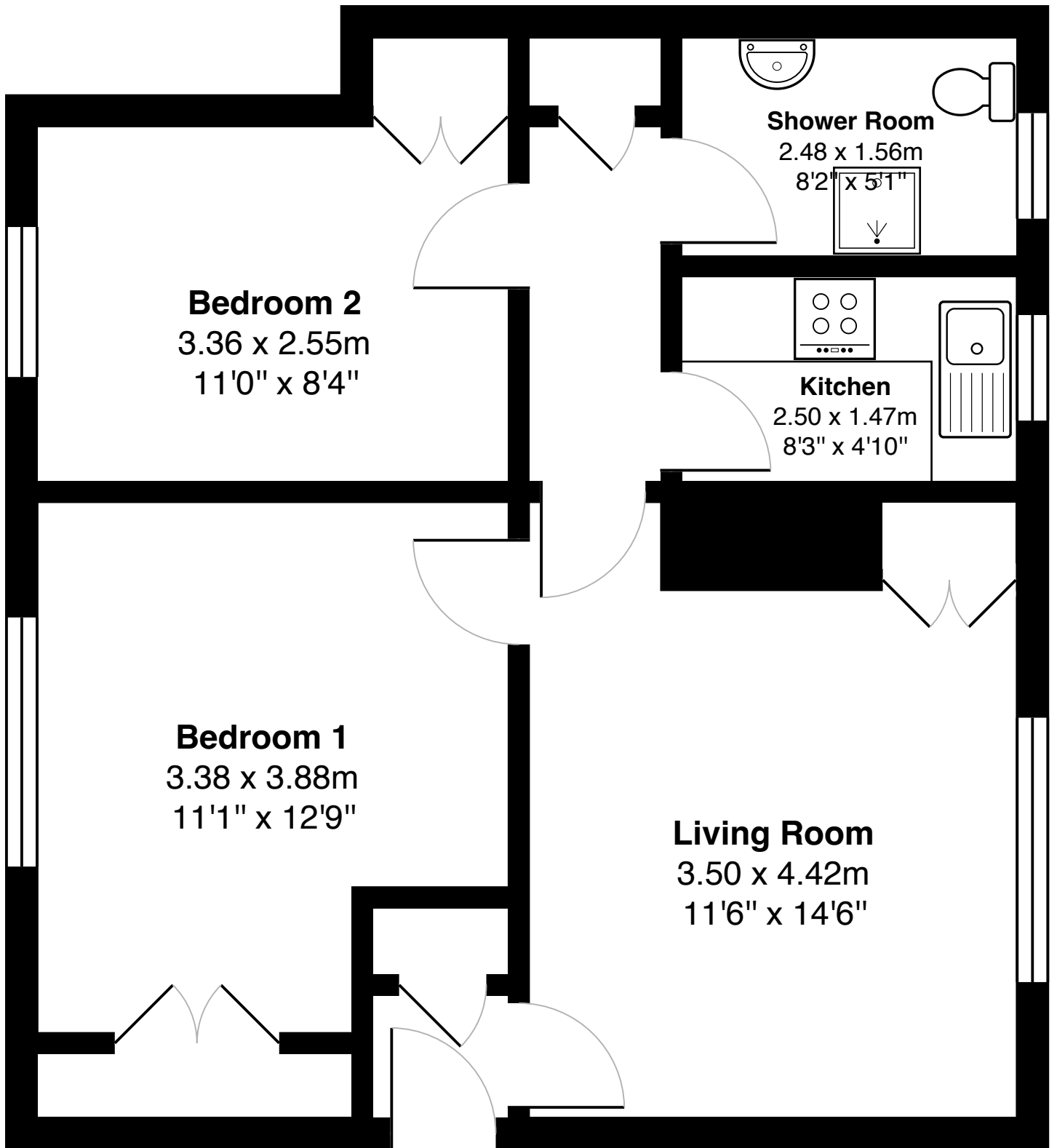




Bedroom 2







Gross internal floor area (m²): 52m²

EPC Rating: C



Presented in true move-in condition, this attractive property offers comfortable, modern living in a peaceful residential setting. The property is of non-traditional construction and there may be a restricted number of mortgage lenders available.



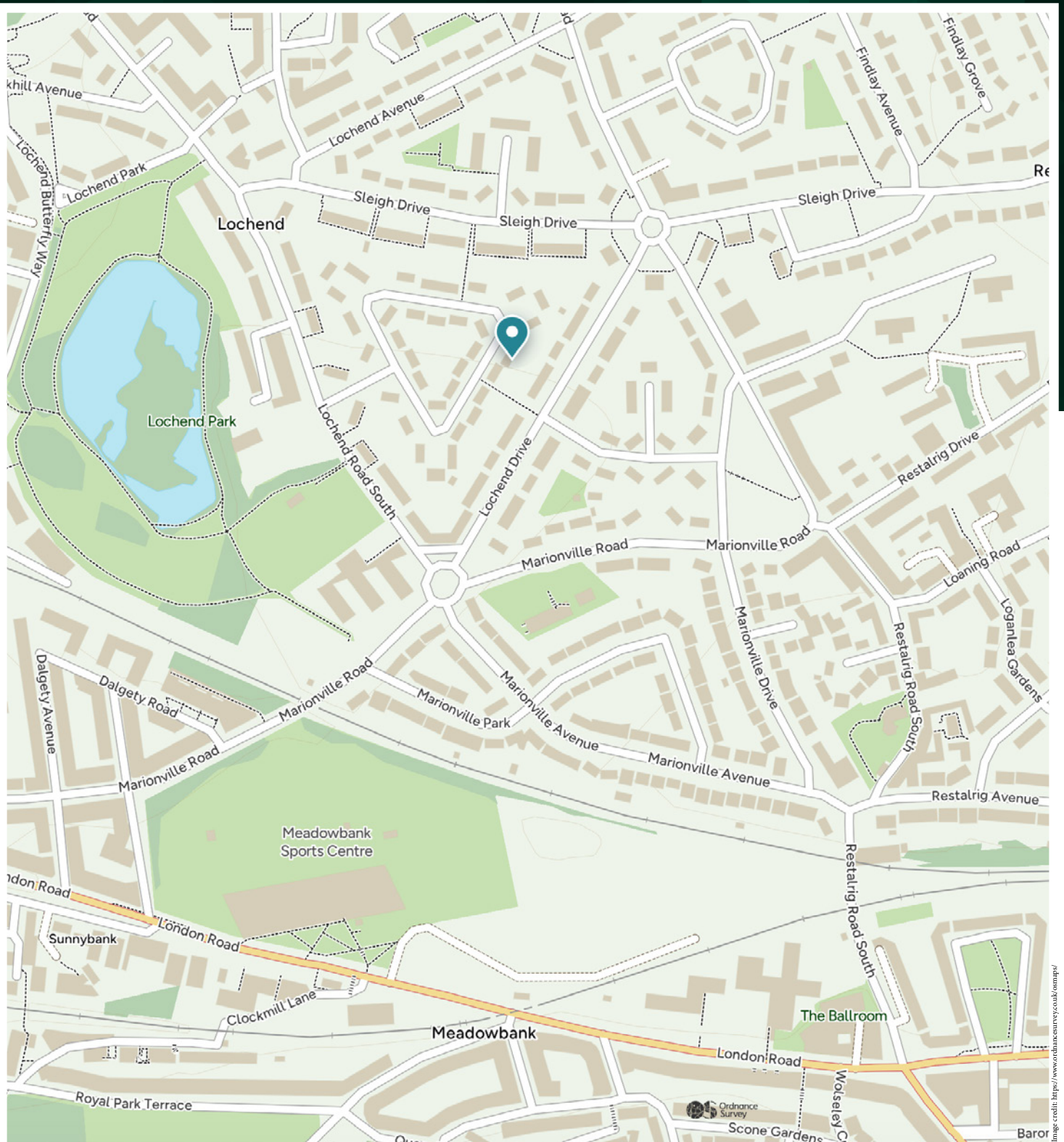


Situated within the popular Lochend district, this property enjoys a highly convenient setting just east of Edinburgh City Centre. Lochend Gardens benefits from an excellent range of everyday amenities nearby, including local convenience stores, supermarkets and cafés, while the extensive retail offering at Meadowbank Retail Park is only a short distance away, providing a variety of high-street shops and larger supermarkets. The vibrant districts of Leith and Easter Road are also easily accessible, offering an impressive selection of restaurants, bars, independent retailers and leisure facilities.

For outdoor enthusiasts, the area is particularly well served by green space. Lochend Park, located close by, offers a picturesque loch, attractive walking routes, children's play facilities and abundant wildlife, creating an ideal setting for recreation and relaxation. Residents can also enjoy easy access to Holyrood Park, Arthur's Seat and Leith Links, providing excellent opportunities for walking, running and cycling. Meadowbank Sports Centre, with its modern fitness and sporting facilities, is also within easy reach.

Combining excellent local amenities, attractive recreational spaces and superb transport links, Lochend Gardens offers a convenient and well-connected residential setting within easy reach of Edinburgh's city centre.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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