

Flat 24,5 Lochend Park View

EDINBURGH, EH7 5FB



*STYLISH GROUND FLOOR TWO-BEDROOM
APARTMENT WITH PRIVATE PATIO*



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This impressive two-bedroom apartment forms part of a well-maintained modern development, enjoying an enviable position overlooking the beautiful Lochend Park and Loch. Accessed via two separate entrances, including a private main door entrance, the property offers an excellent balance of privacy, practicality, and contemporary living.

The development itself is exceptionally well kept, with beautifully maintained grounds and a welcoming communal entrance creating an immediate sense of quality upon arrival. Further benefits include secure underground parking, conveniently accessed via lift service.

The Property

Internally, the property is bright, spacious, and thoughtfully designed throughout. The generous living and dining area is flooded with natural light and features patio doors leading directly onto a private patio/ balcony area, perfectly positioned to enjoy peaceful views across the park, loch, and surrounding greenery.







The internal kitchen has been cleverly designed to maximise both space and functionality, offering an efficient and modern layout. The stylish bathroom is finished with tiled walls, contemporary flooring, and an integrated bath with shower.







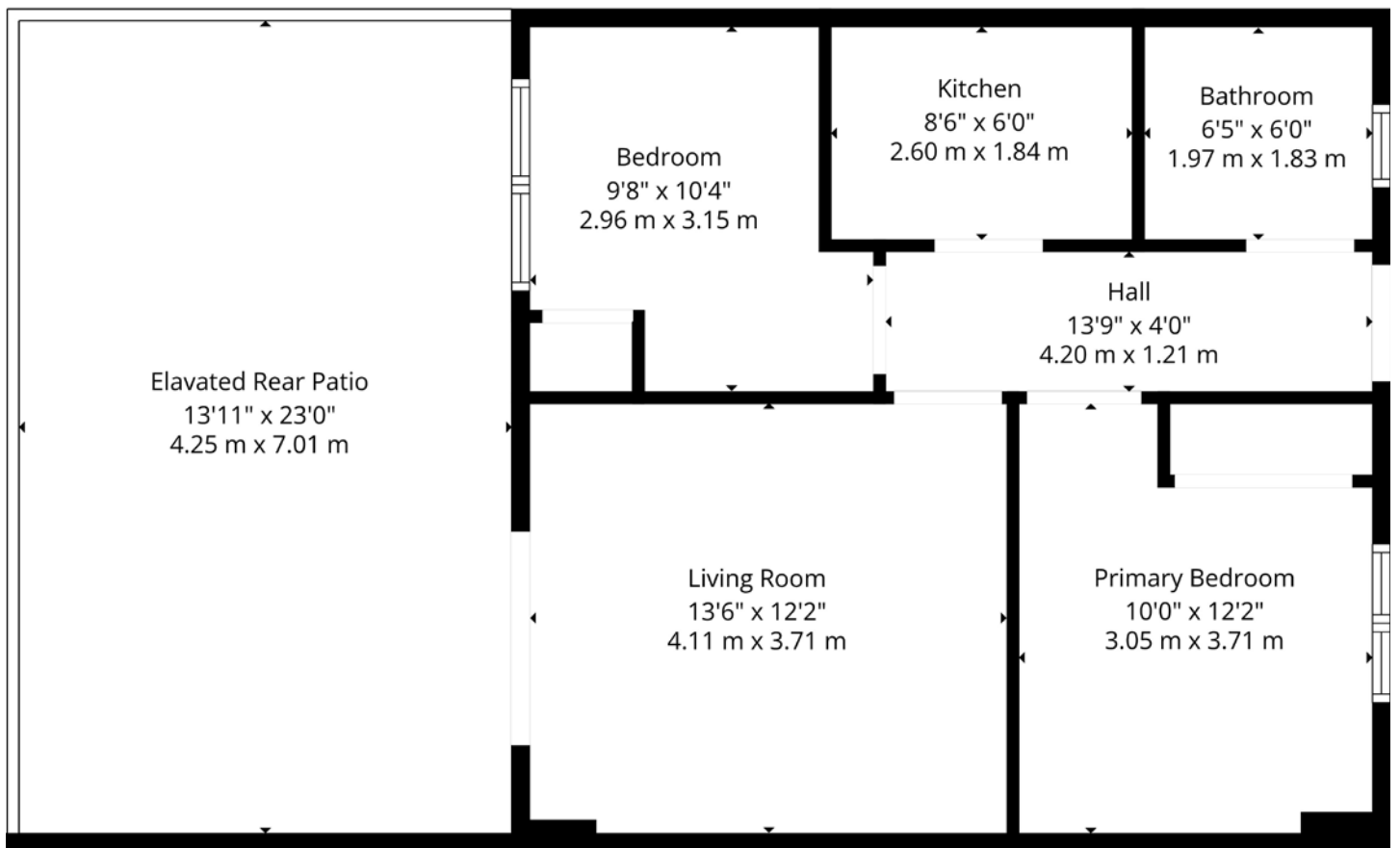
Both bedrooms are well proportioned, with the principal bedroom further benefiting from fitted wardrobes providing excellent storage





Bedroom 2





Gross internal floor area (m²): 51m²

EPC Rating: C

Floor Plan



This is a superb opportunity to acquire a stylish home in a sought-after residential setting, combining tranquil surroundings with excellent local amenities and transport links nearby.





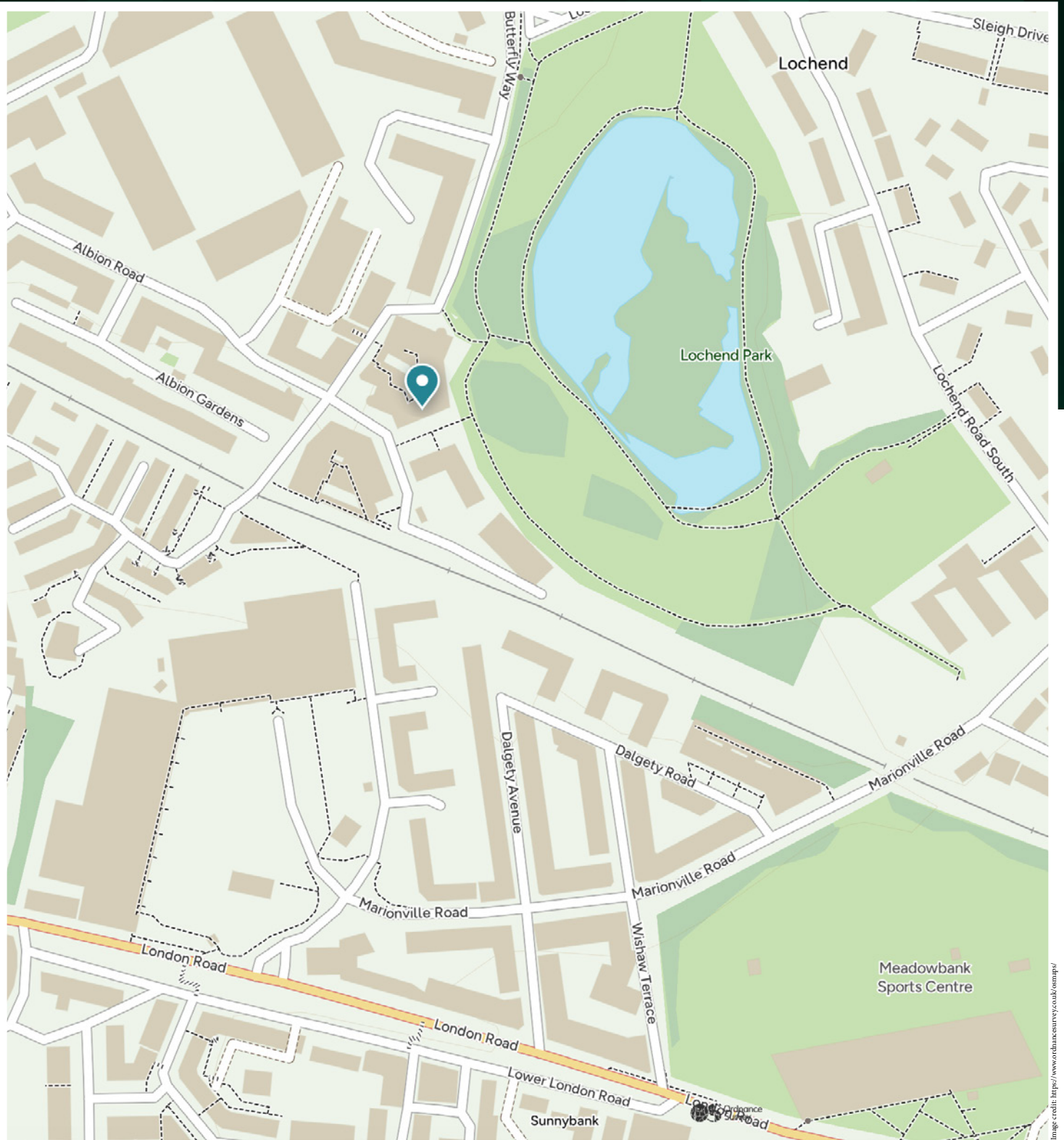
LOCHEND PARK

Situated within the popular Lochend district of Edinburgh, the property enjoys a peaceful setting overlooking the picturesque Lochend Park and Loch, while remaining conveniently close to the City Centre. The area offers an excellent range of local amenities including supermarkets, cafés, gyms, and everyday shopping facilities, with nearby Meadowbank Retail Park providing further convenience.

For outdoor enthusiasts, Lochend Park is right on the doorstep, offering beautiful green space, walking routes, and scenic surroundings to enjoy year-round. Holyrood Park and Arthur's Seat are also within easy reach.

The property benefits from excellent transport links, with regular bus services providing quick access into Edinburgh City Centre, Leith, and surrounding areas. The nearby tram network and road links also make commuting straightforward. Edinburgh Waverley Station, St James Quarter, and the vibrant Shore area of Leith are all easily accessible, making this an ideal location for both professionals and first-time buyers alike.

The Location



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Exchange
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THE SUNDAY TIMES
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