

6 Lochend Square

LOCHEND, EDINBURGH, EH7 6ED



*BRIGHT AND STYLISH TWO-BEDROOM
MAIN DOOR FLAT WITH PRIVATE DRIVEWAY*



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Situated within a well-established residential area, 6 Lochend Square is a bright and well-presented two-bedroom main door flat offering the added benefits of a private driveway, a small grassed front area, an electric vehicle charging point and an external store. The outdoor space also provides direct access to patio doors leading into the living room, enhancing the connection between indoor and outdoor living.

The property is entered via its own main door into a welcoming porch with glazing, creating a light-filled entrance that leads through to the living room. This space is decorated in a neutral, contemporary style and benefits from large patio doors that flood the room with natural light, creating a bright and comfortable setting for everyday living.

The Property





The kitchen is both practical and stylish, fitted with white wood cabinetry, dark grey worktops, and a black splashback.



The main bedroom is well-proportioned and features two large windows, allowing for excellent natural light. It is finished with light laminate flooring and a neutral colour scheme, creating a calm and restful environment. The second bedroom, currently used as a children's nursery, is also bright and inviting, with a large window and matching light laminate flooring.





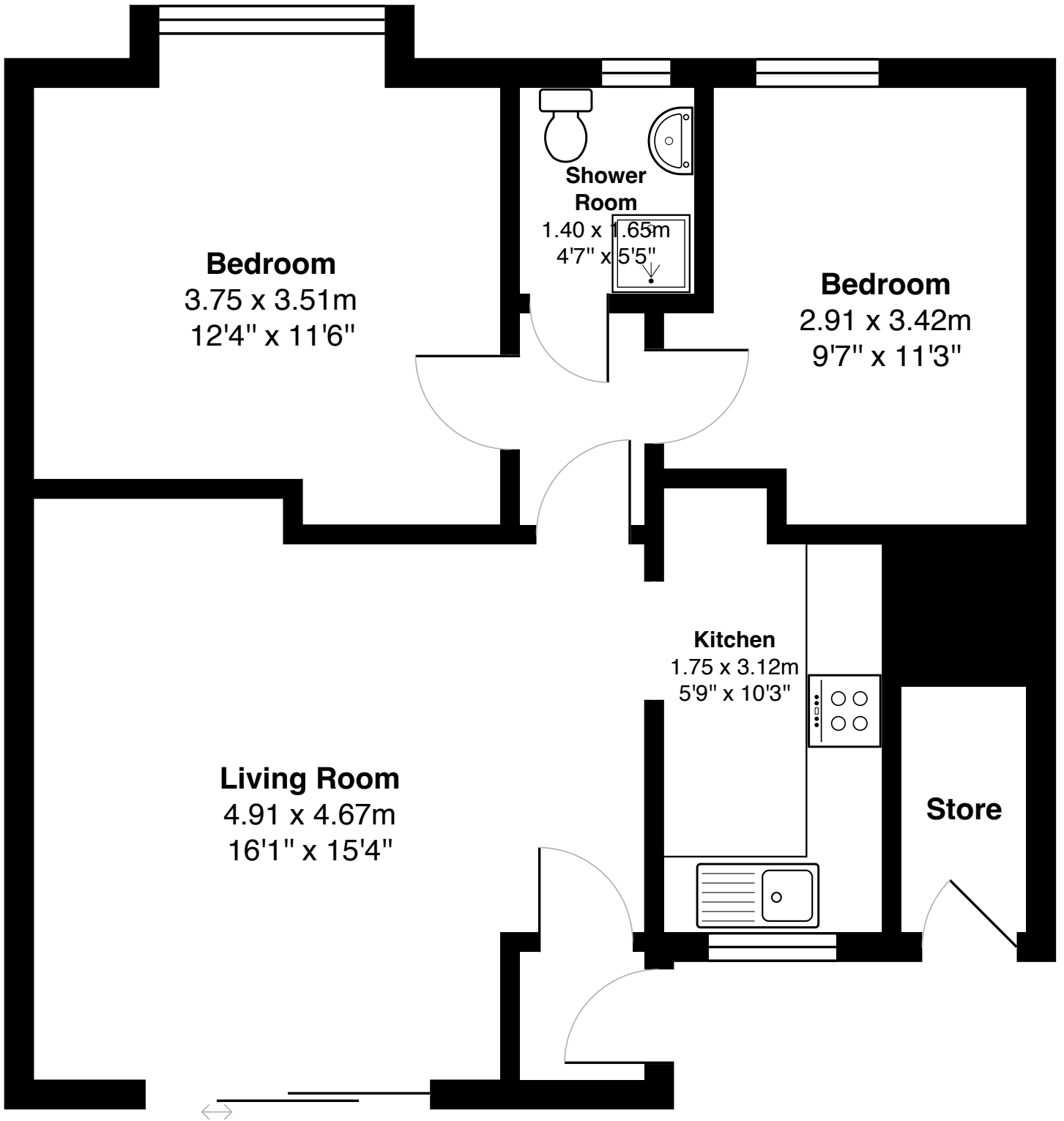
Bedroom 2





The shower room is finished in white tiling and benefits from a large window, giving the space a bright and fresh feel. A neutral hallway connects all areas of the home, maintaining a cohesive feel throughout with consistent light flooring.





Gross internal floor area (m²): 56m²

EPC Rating: C

To the rear, there is access to a shared communal garden laid to grass, providing additional outdoor space and accessed conveniently from the side of the property. Overall, this property offers bright, modern living with the rare advantage of private outdoor space and driveway parking, making it an appealing choice for a range of buyers.





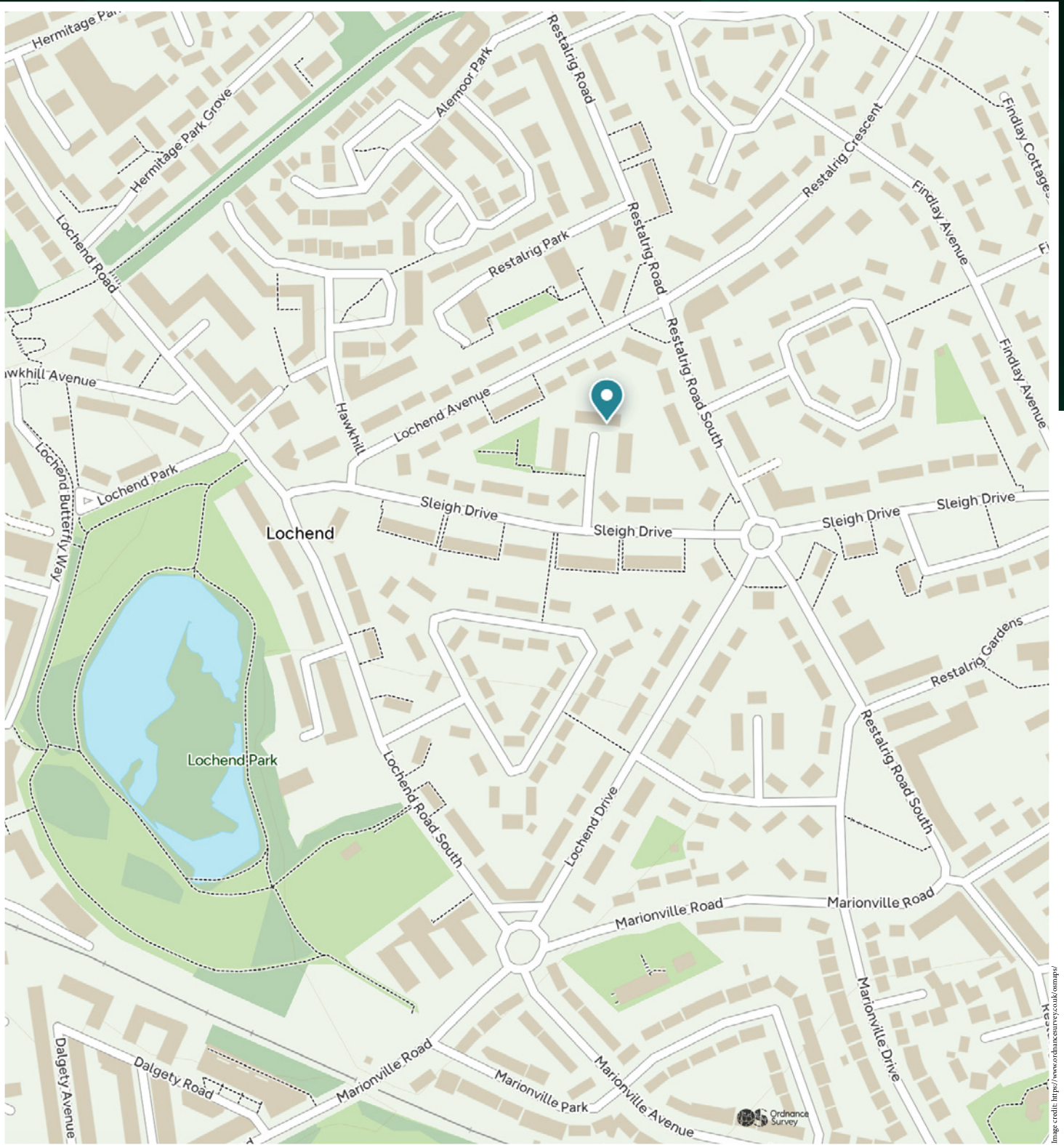
LOCHEND PARK

Lochend is a well-established residential area to the east of Edinburgh city centre, offering a convenient and well-connected location that appeals to a wide range of buyers. The area benefits from a variety of local amenities including shops, supermarkets, cafés, and leisure facilities, all within easy reach.

A particular highlight is the proximity to Lochend Park, a popular green space centred around a picturesque loch, ideal for walking, outdoor exercise, and relaxation. For more extensive retail and entertainment options, residents can take advantage of nearby areas such as Meadowbank Retail Park and the vibrant offerings of Edinburgh city centre.

Transport links are excellent, with regular bus services providing quick and easy access across the city, while major road networks allow for straightforward commuting further afield. The location also offers convenient access to Leith Walk, known for its wide range of independent shops, restaurants, and cafés. Combining green space, local convenience, and strong connectivity, Lochend is a highly desirable area for those seeking a balance between city living and a more relaxed residential environment.

The Location



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