



THE LOCATION

EDINBURGH, EH7 5FX

Lochend Park View is situated in the eastern quarter of the capital just of Easter Road and adjacent to Lochend Park. The area 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.



Flat 11, 15 Lochend Park View

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McEwan Fraser Legal is delighted to present this 2 bedroom, 5th floor, flat to the market. The property is in excellent internal order and benefits from a balcony with direct views over Lochend Park.

Internally, the property comprises of:

- Fully equipped kitchen with gas hob, electric oven, cooker hood, integrated fridge freezer and space for a free-standing washing machine
- Flexible living space with lots of natural light;
- Two genuine double bedrooms which include integrated storage
- En-suite shower room adjacent to bedroom 1
- Partially tiled master bathroom with white suite and mains shower over bath

In addition to this, the property enjoys gas central heating, double glazing, lift access and has the benefit of an underground car park.

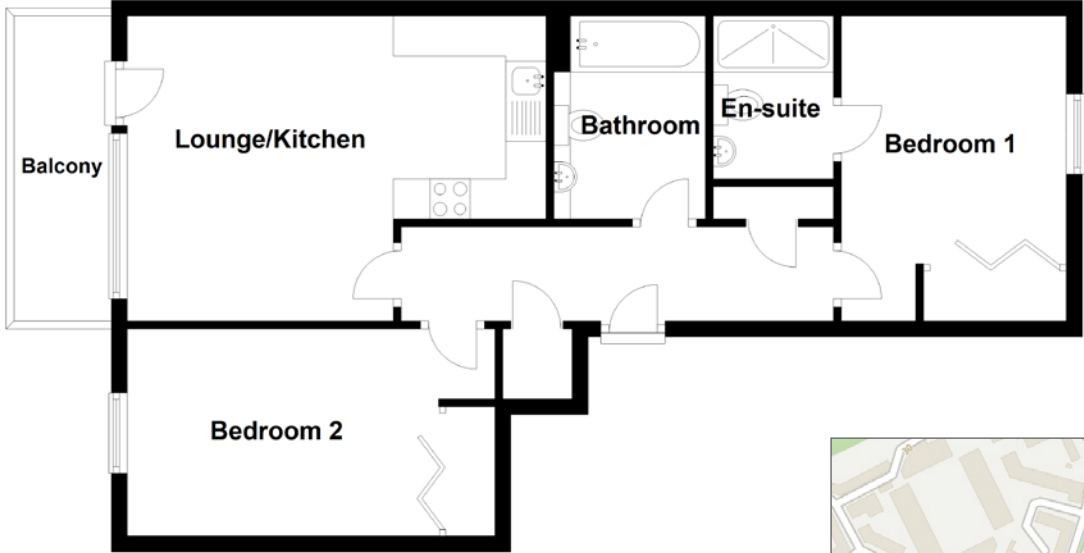
This is a lovely flat that would make an ideal first time buy or sound buy-to-let investment. Internal viewing is highly recommended.





Specifications

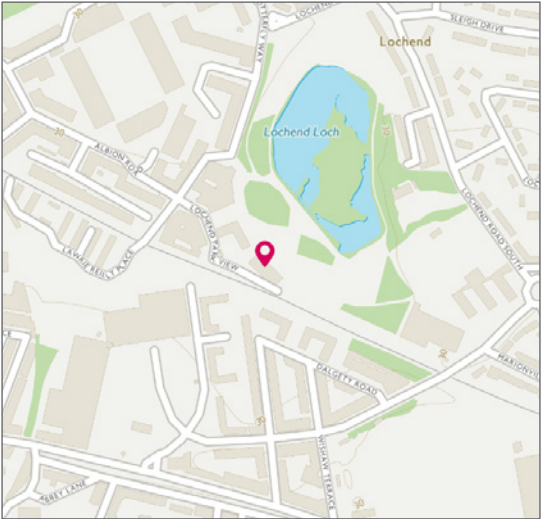
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|----------------|-------------------------------|
| Lounge/Kitchen | 5.23m (17'2") x 3.74m (12'3") |
| Bedroom 1 | 3.80m (12'6") x 2.81m (9'3") |
| En-suite | 2.03m (6'8") x 1.50m (4'11") |
| Bedroom 2 | 4.59m (15'1") x 2.58m (8'6") |
| Bathroom | 2.53m (8'4") x 1.89m (6'2") |

Gross internal floor area (m²): 56m²
EPC Rating: C





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