

# 2/4 Lochend Drive

LOCHEND, EDINBURGH, EH7 6DW



*Well-maintained and attractively presented two-bedroom, first-floor flat. Ideal first-time buy or sound buy-to-let investment*



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McEwan Fraser Legal is delighted to present this well-maintained and attractively presented two-bedroom, first-floor flat. Located in Lochend, just east of Edinburgh city centre, the property offers comfortable and practical accommodation which includes a welcoming entrance hall, a bright and spacious living/dining room, a well-appointed kitchen, two double bedrooms, and a contemporary tiled bathroom. It would make an ideal first-time buy or sound buy-to-let investment.

# THE LIVING ROOM



Internal accommodation is focused on a bright and spacious living and dining room, which enjoys wooden flooring, neutral décor, and excellent levels of natural light. There is ample space for a variety of different furniture arrangements, and a new owner will have plenty of flexibility to create their ideal living and entertaining space.

# THE KITCHEN



The kitchen is adjacent to the living room, and it includes a generous range of base and wall-mounted units that provide plenty of prep and storage space. There is a mixture of integrated and free-standing appliances.





There are two well-proportioned double bedrooms that are quietly positioned to the rear of the property. One bedroom boasts a generous fitted wardrobe. The accommodation is completed by a contemporary, fully tiled bathroom that enjoys a three-piece white suite with a rainfall style shower.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

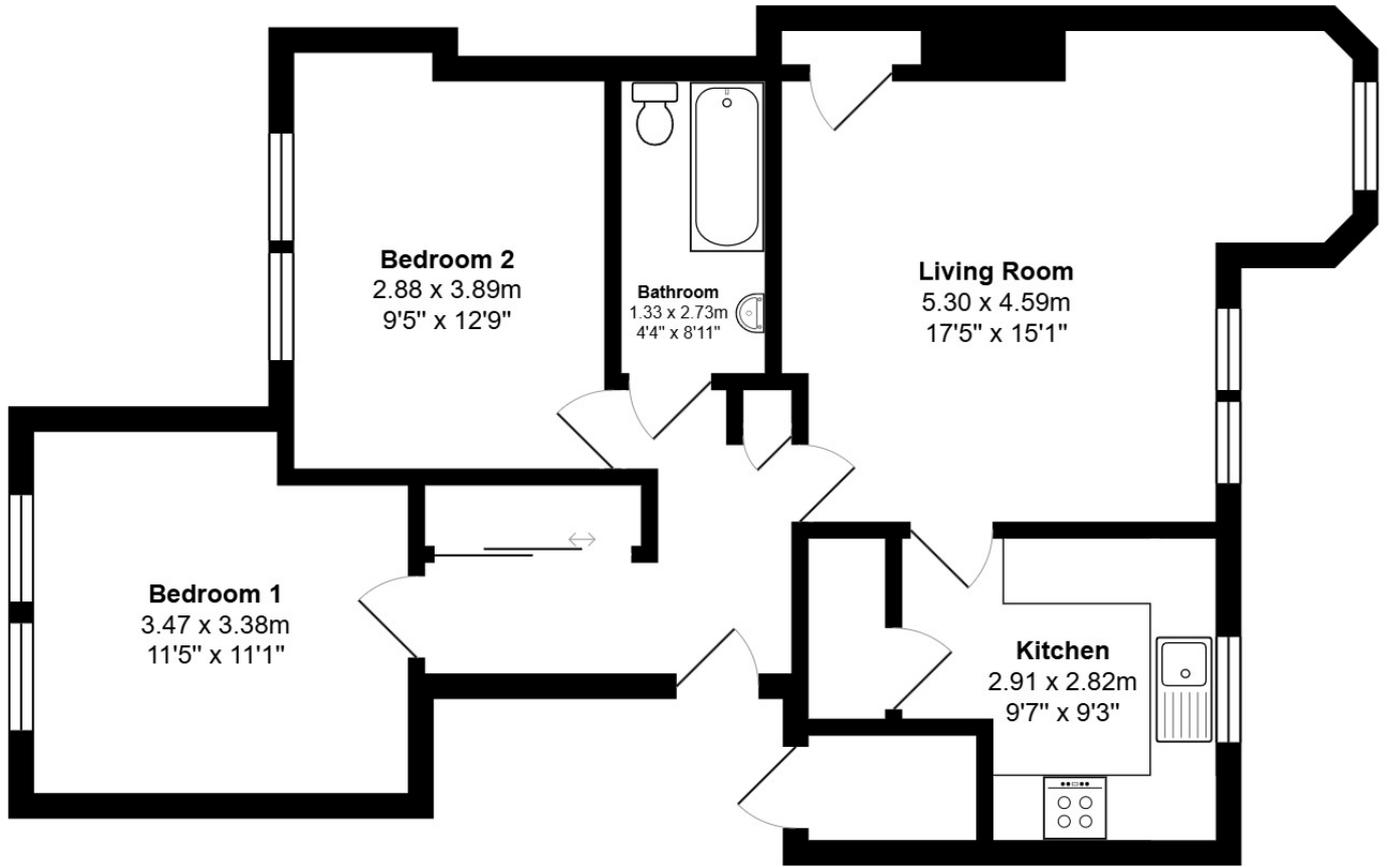


The property boasts gas central heating, double glazing, a communal garden, and a secure entry system.

# EXTERNALS

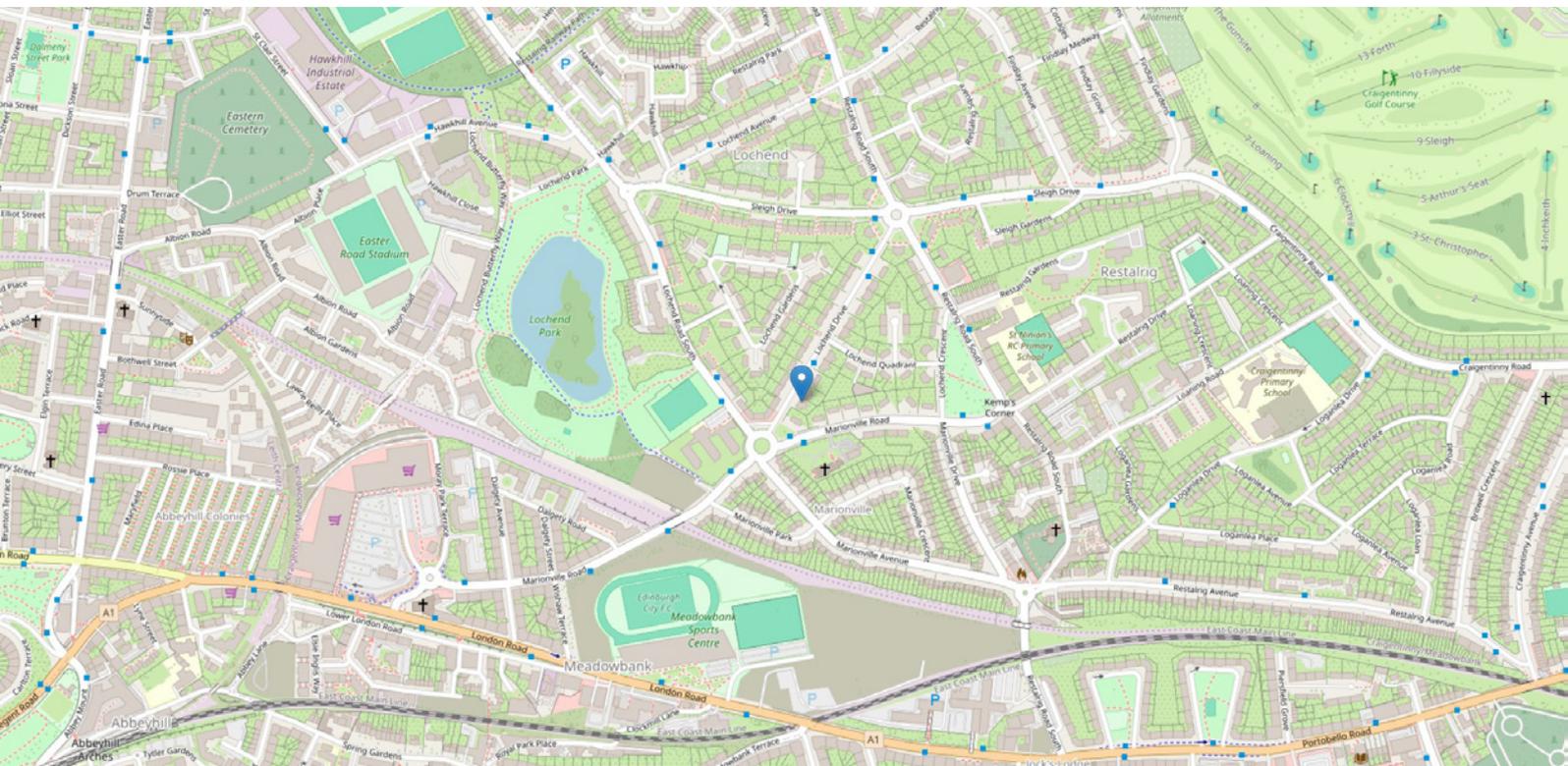


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Situated within the popular Lochend district of Edinburgh, this property on Lochend Drive enjoys a highly convenient position just under two miles east of the city centre, offering an ideal balance between peaceful residential living and easy access to the capital's vibrant amenities. The area is particularly well served by public transport, with frequent bus services operating nearby, providing swift and regular connections into the city centre, Leith, and surrounding districts. Journey times to central Edinburgh are typically short, with the city centre reachable in around 15–20 minutes by bus or approximately a 20-minute walk, making it an excellent location for commuters.





Lochend offers a wide range of recreational opportunities, with the nearby Lochend Park providing attractive open green space, a play area, and pleasant walking routes. The scenic surroundings also place residents within easy reach of Leith Links, Holyrood Park, and Arthur's Seat, catering to a variety of outdoor pursuits, including walking, cycling, and leisure activities.

For everyday shopping and leisure, the property is ideally positioned close to Easter Road and Leith Walk, both of which host an excellent selection of independent cafés, restaurants, bars, and local retailers. Meadowbank Retail Park is also within easy reach and offers a range of supermarkets and high street stores, while further extensive shopping, dining, and cultural attractions can be found in the city centre, including Princes Street and the St James Quarter.

Local amenities are plentiful, with convenience stores, bakeries, pharmacies, and healthcare facilities all located nearby, along with schooling options at the primary and secondary levels. The area also benefits from a strong sense of community and access to a variety of leisure facilities, ensuring it remains a highly desirable and well-connected residential location within Edinburgh.



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