



Offers Over









£215,000

17/4 Lochend Park View

Easter Road | Edinburgh | EH7 5FX

An excellent opportunity has arisen to acquire this attractive and well-proportioned two bedroom first floor flat quietly situated within a modern residential development near Easter Road.

Boasting a private balcony overlooking Lochend Park while being close to superb amenities and transport links, the property will undoubtedly appeal to a multitude of buyers including first-time purchasers, professionals and buy-to-let investors.

-  2 beds
-  1 public
-  2 bathroom
-  Communal gardens
-  Unallocated underground parking
-  Lift in the building
-  EPC Band - B
-  Council Tax Band - D



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with fantastic storage provisions, open-plan lounge/kitchen/diner with a private balcony allowing for lovely views of Lochend Park, fully-fitted kitchen area with a range of integrated white goods, tiling in splash areas and under-unit lighting while being styled with wooden units and a black worktop, large sized principal double bedroom with integrated wardrobes, partially-tiled en-suite shower room with a single cubicle and heated towel rail, second sizable double bedroom with integrated wardrobes and a lovely outlook over Lochend Park, and a partially-paneled bathroom suite with an over-bath rainfall shower and heated towel rail.

Further benefits include a lift in the building for ease of access, secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £178 per quarter.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washer-dryer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Surrounding the building are well-maintained communal garden grounds for residents to enjoy and for the car owner, there is secure unallocated underground parking.

Viewing

By appointment through Neilsons 0131 625 2222.

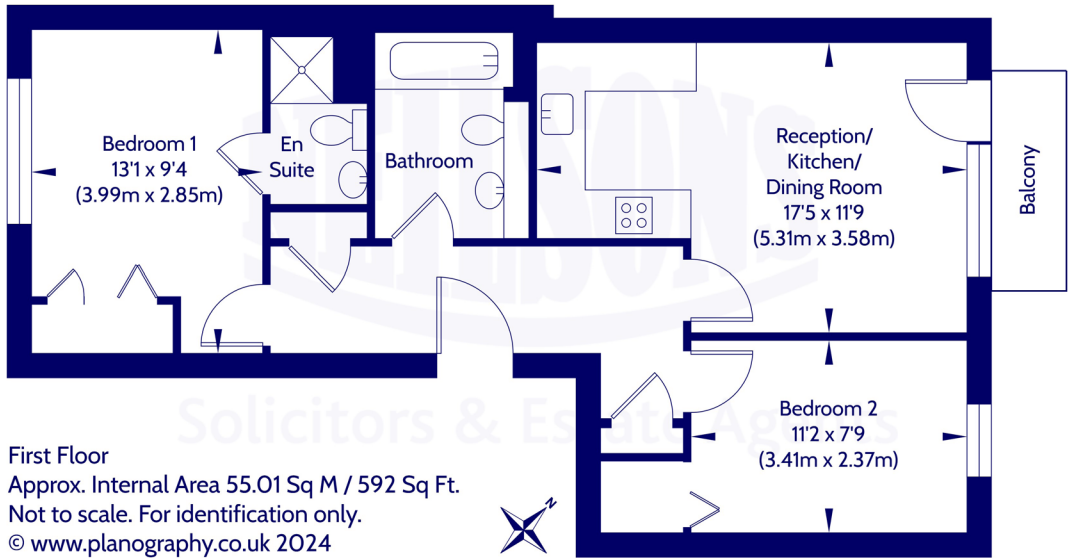




Location

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craightinny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as St James Quarter and Ocean Terminal Shopping Centre which house many high street stores, a multi-screen cinema and a large Pure Gym.





First Floor

Approx. Internal Area 55.01 Sq M / 592 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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