



Estate Agents and Solicitors

Flat 20, 5 Lochend Park View, Edinburgh, EH7 5FB

Light & Tastefully Presented, Two-Bedroom, Fifth Floor Flat with Superb Views

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Property Description

Light and tastefully presented, this two-bedroom, fifth-floor flat forms part of a modern, factored, residential development. Nestled 'off-street' adjacent to Lochend Park and with superb open views, located in the popular Easter Road area, just east of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining room and kitchen, two double bedrooms, and a family bathroom.

Highlights include a spacious corner-aspect public room with leafy views over the east city skyline and to Arthur's Seat. Further features include a modern, fully integrated kitchen, contemporary flooring, double glazing and gas central heating.

The development also provides a secure entry system, lift service, shared bike store, and secured underground parking facility, plus additional permit surface parking.

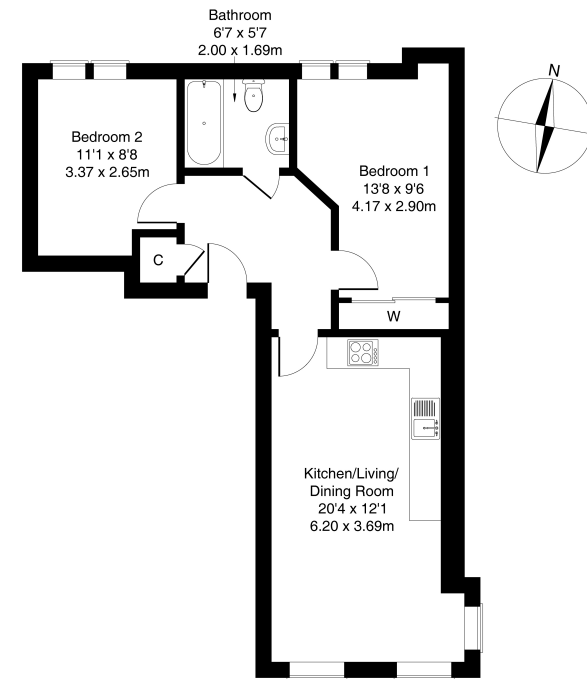
A welcoming reception hall provides access to all accommodation and features a built-in storage cupboard, secure entry handset, and stylish flooring that flows seamlessly into the impressive open-plan living space. Generously proportioned, the living and dining area provides ample room for both lounge and dining furniture, complemented by a wall-mounted TV point and a corner-aspect Juliet balcony that enjoys superb open views. The modern fitted kitchen is well-appointed with laminate worktops and an excellent range of integrated appliances, including a fridge/freezer, washing machine, electric oven and gas hob.

Positioned to the rear of the property, both spacious double bedrooms benefit from carpeted flooring and ample space for freestanding furniture, while the principal bedroom also features a built-in mirrored wardrobe. Completing the accommodation is a contemporary family bathroom, fitted with a stylish three-piece suite comprising a wall-mounted wash hand basin, a shower-over-bath, and tiled splashbacks.



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Approximate Gross Internal Area: (592 sq ft - 55 sq m.)



Fifth Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Easter Road is a vibrant and well-established district located to the east of Edinburgh city centre, known for its mix of traditional and modern residential properties. The area benefits from a wealth of amenities, including local convenience stores, artisan shops, delicatessens, cafes, and independent retailers. Excellent public transport options are available via Easter Road, London Road, and Leith Walk, including bus services and the recently extended tram line to Newhaven. Many of the city's key landmarks, such as the Royal Mile, Princes Street, the Scottish Parliament, and the Old Town, are

all within walking distance. The nearby Omni Centre provides leisure and dining options, including a cinema and gym, while the St James Quarter offers extensive shopping and a further range of bars and restaurants. Residents enjoy access to green spaces such as Lochend Park, Holyrood Park, Calton Hill, and Arthur's Seat, with the modern Meadowbank Sports Centre close by offering a comprehensive range of facilities.





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