



7 Lochend Quadrant, Edinburgh, , EH7 6DL

Beautifully Presented Three-Bedroom, Traditional Lower Villa, with a Private & Shared Garden and a Driveway

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Property Description

Beautifully presented and well-proportioned, three-bedroom, traditional lower villa, with a private and shared garden and a driveway. Set on a corner-style plot, located in the popular and established Lochend area, east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, an inner hall, kitchen, three flexible bedrooms, and a shower room.

Tastefully finished in light neutral decor, with an open, southerly aspect offering superb natural light. Highlights include a fitted kitchen with appliances, a modern bathroom, gas central heating and double glazing.

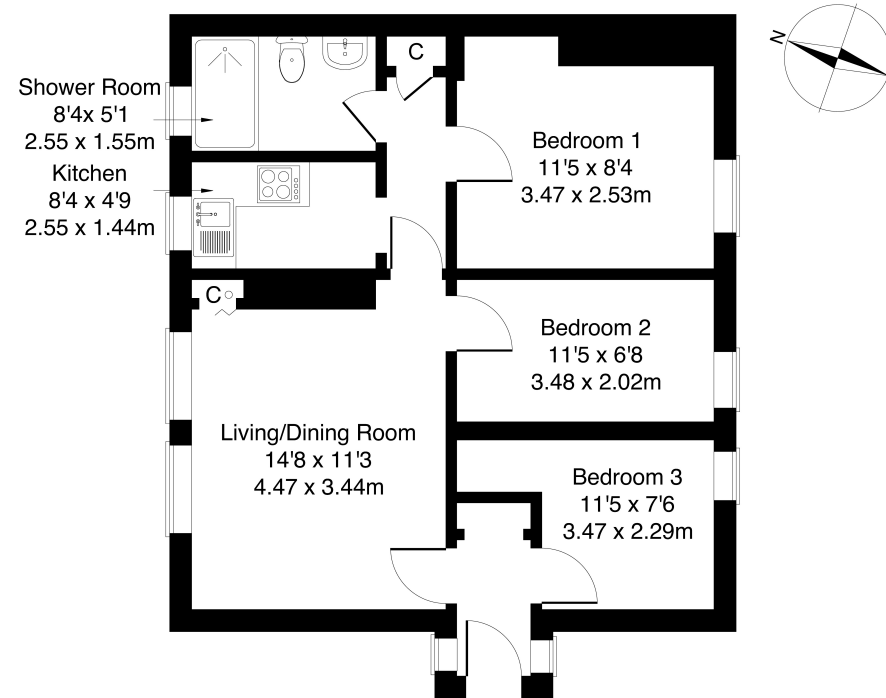
Externally, there is a private and a shared garden, a gravelled driveway for off-street parking and a store shed.

An inviting entrance welcomes you into the property and leads through to the living room, finished to a beautiful standard with contemporary carpeted flooring and large windows allowing plenty of natural light to fill the space. Continuing through to the kitchen, this area has been finished with tiled-effect flooring, granite-effect worktops, a stainless steel sink with drainer, an integrated oven and gas hob with a canopy extractor above, along with a washing machine and fridge/freezer.

All bedrooms have been completed with carpeted flooring, creating a comfortable and relaxing environment, while large windows provide an abundance of natural light throughout. Completing the property is the family shower room, fitted with a modern three-piece suite.



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

Area Description

Lochend is a well-established residential district situated to the east of Edinburgh city centre, offering a mix of family homes and traditional tenement-style properties. The area benefits from a variety of local shops and amenities, with nearby Easter Road providing artisan retailers, delis, coffee shops, and convenience stores. Meadowbank Retail Park features a Sainsbury's supermarket, while the adjacent Meadowbank Sports Centre offers modern fitness and sporting facilities. A Morrisons superstore is located on nearby Portobello Road, and Fort Kinnaird Retail Park provides a wide selection of high-street stores, restaurants, and a multiplex cinema. For outdoor recreation, Lochend Park sits at the heart of the area, with Holyrood Park, Arthur's Seat, and Portobello's seafront all within easy reach. The property sits

directly opposite the Community Growing Project, providing an attractive green outlook and a valued local community space. Edinburgh city centre is also within comfortable walking distance, making the location ideal for commuters and those wishing to enjoy the city's extensive shopping, dining, and cultural attractions. The area is served by several well-regarded schools at all levels and is well-connected by regular bus services from Restalrig Avenue, London Road, and Portobello Road. Convenient road links to the A1 and A199 make this an accessible location for travel across the city and beyond.





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