



29 Lochend Drive, Edinburgh, , EH7 6DP

Well-Presented Two-Bedroom, Ground-Floor Flat with a Private Garden

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Property Description

Well-presented two-bedroom, ground-floor flat with a private main door entrance and a private garden. Peacefully positioned on a quiet residential street in the popular Lochend area, just east of Edinburgh city centre.

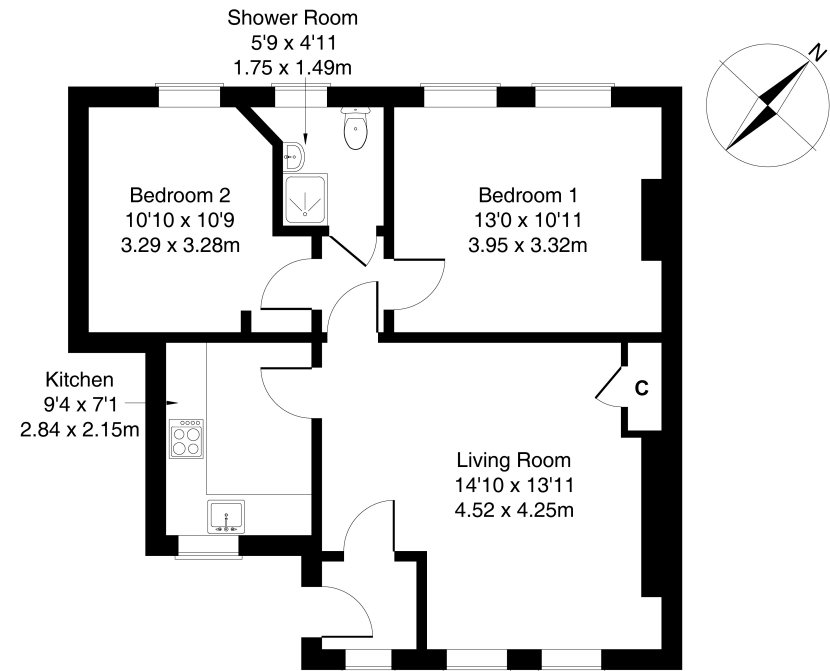
The well-proportioned accommodation comprises an entrance vestibule, a bright living room, a fitted kitchen, two spacious double bedrooms, and a modern shower room. Further benefits include double glazing, gas central heating, and a well-equipped fitted kitchen.

Externally, the property enjoys a large private front garden, access to a substantial communal rear garden, and ample unrestricted on-street parking available in the surrounding streets.

Welcoming you into the property via a private entrance vestibule, leading into the bright and spacious front-facing living room, which features contemporary flooring and a useful storage cupboard. A living flame gas fire set within a stone fireplace, and large windows that flood the space with natural light. The well-proportioned kitchen is fitted with contemporary units, granite worktops, a tiled-effect splashback, a stainless steel sink with drainer, an integrated oven and gas hob with a canopy above, a fridge/freezer, and space for an additional appliance.

Bedroom one is a generous rear-facing double with wood-effect flooring and a pendant light fitting, while bedroom two is also positioned to the rear, equally well presented, and offers ample space for freestanding bedroom and storage furniture. Completing the accommodation is the fully tiled shower room, fitted with a contemporary white two-piece suite, a shower cubicle with a mains-fed mixer shower, and a ladder-style radiator.

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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, a multiplex cinema and is close to Waverley Station. 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 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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