

M. J. Brown, Son & Co.



5/6 LOCHEND CLOSE,
EDINBURGH, EH8 8BL

OFFERS OVER £315,000.00 ARE INVITED

HOME REPORT VALUE £330,000.00

An opportunity has arisen to purchase an impressive and well-presented upper flat in this modern, well-maintained development set within the popular Holyrood district in Edinburgh's historical Old Town. This superb city centre residence has the benefit of a wide range of amenities within the area including supermarkets, fashionable cafes, restaurants and bars, leisure facilities and independent retailers within the Royal Mile and Edinburgh city centre also provides an extensive selection of outlets, entertainment options and dining. For outdoor pursuits the property is well located for access to Holyrood Park and Arthur's Seat where extensive open spaces are available for walking and cycling. Other nearby attractions include the Palace of Holyroodhouse, Dynamic Earth and the distinctive Scottish Parliament. Many buses serve this area leading into the city centre of Edinburgh and other parts. The flat is also very conveniently located for access to Edinburgh Waverley Station, only approximately 0.5 miles from the development.

Travelling in an easterly direction connection can be made to the Edinburgh City Bypass and from there to the central motorway network, to Edinburgh International Airport and Queensferry Crossing.

This modern development has created properties of character and charm and the subjects of sale are located on the second floor. A welcoming entrance hallway opens on to the lounge/dining room and a well-proportioned bedroom is also situated on that level close to a good sized family shower room. The kitchen is well fitted with appliances included in the sale. An inner staircase leads to the mezzanine area above which is well lit by the ceiling light and where there is a large sitting area. The property has the benefit of double glazing, a secure entry-phone system and an allocated parking space within the development.

The location of this outstanding flat in the heart of the historical Old Town is just moments from the Royal Mile. The unusual and elegant layout of the flat will suit a purchaser seeking a superb city centre flat and accordingly early viewing is strongly recommended.

The spacious and very well-presented accommodation comprises:-

Entrance/reception hall

A welcoming entrance to this unique property with access to the two main apartments and with a useful storage cupboard annexed. The entry phone handset is located in this area.

Open plan lounge/dining room

This is a bright and airy well-lit public area with good natural light from three tall windows which have the benefit of window blinds. Further light reaches this area from the roof lights above. Two radiators, recess bookshelves included, four panelled glass doors leading to the hall and this area has ample space for dining and is open plan to:

Fitted kitchen

With ample wall and base units, stainless steel sink unit and drainer, fitted electric hob and double oven and access to a balcony for displaying pots and flowers. There is also a utility cupboard with washing facilities and storage space.

Double bedroom

A well-presented double bedroom with windows to the west and south, again bringing good natural light to this area. There is a good-sized storage cupboard annexed. Window blinds and curtains, shelving and radiator.

Shower room

A modern, well-fitted shower room with shower in shower compartment, wash hand basin and WC, large fitted mirror.

Staircase

From the dining area leads to the mezzanine floor.

Mezzanine office/sitting area/gallery

Full use has been made of the area on this level and this could accommodate a home office or further space for sitting and enjoying the good natural light from the double window and lights above. A timber staircase leads to this unusual gallery which is enclosed by a solid glazed balustrade formed to the front edge of the gallery. There is also storage within the area and the gallery adds to the charm of this property.

EPC:

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Seller:

Churchill Estate

Viewing:

By appointment with Solicitors M.J. Brown,
Son & Co - Tel: 0131 332 1200



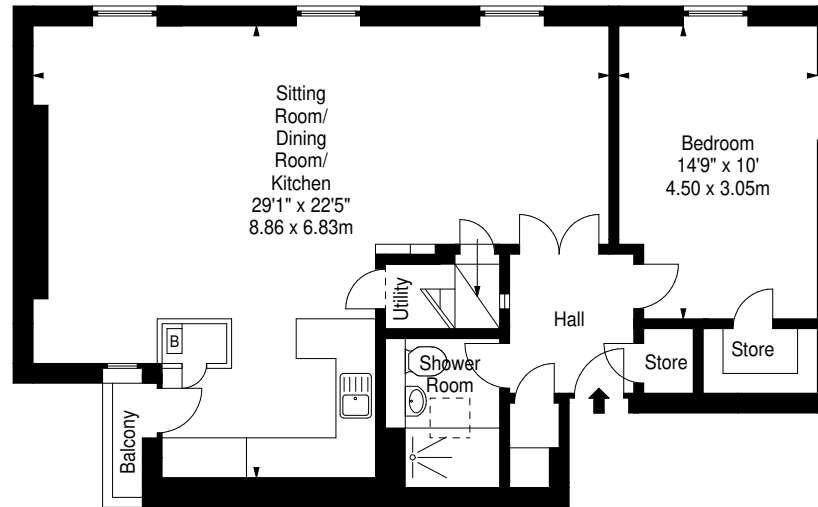




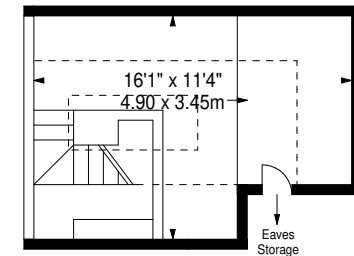
**Lochend Close,
Edinburgh,
Midlothian, EH8 8BL**



Approx. Gross Internal Area
981 Sq Ft - 91.13 Sq M
For identification only. Not to scale.
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Second Floor



Third Floor

M. J. Brown, Son & Co.
SOLICITORS & NOTARIES, ESTATE AGENTS

“Dean Bank Lodge”, 10 Dean Bank Lane
Edinburgh EH3 5BS

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Anyone wishing to note interest in the property should contact their solicitor in order that they may be informed of any closing date which has been fixed.

The above particulars are believed to be correct and room sizes are approximate and should not form part of any missives. No items are warranted.

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