



71 Lochend Gardens
Edinburgh, EH7 6DQ

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"71 Lochend Gardens is a generously proportioned two bedroom main door lower villa located in a quiet residential cul-de-sac"

- ENTRANCE HALL
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT GARDEN
- DRIVEWAY
- SHARED REAR GARDEN
- ON STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Located to the East of the city centre, Lochend is a short walk from Meadowbank Retail Park which includes a Sainsbury's supermarket. Nearby Leith offers a wonderful array of restaurants, cafes and bars, many of which are to be found at the cosmopolitan Shore. The city centre is a short distance away where there are fantastic amenities including the Omni Centre which offers a range of restaurants, bars, a Virgin Active Leisure centre and a multi screen cinema. Further leisure amenities include Lochend Park, Holyrood Park and Arthur's Seat which provide country like walks and Leith Links. The Water of Leith cycle path is close by linking to a network of routes throughout the city.

The area is well served with schooling for all ages. There are frequent bus services to the city centre and beyond. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport (car or tram), making it ideal for commuting.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

DESCRIPTION

71 Lochend Gardens is a generously proportioned, two double bedroom main door lower villa situated in a quiet residential cul-de-sac.

The accommodation, which is offered in move-in condition, comprised: welcoming entrance hall with storage cupboard; bright and spacious living room with ample space for dining table and chairs; well-equipped kitchen with base and wall mounted units; sizable double bedroom 1 with built-in mirrored wardrobe; double bedroom two with built-in wardrobe and contemporary bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; private front garden laid to lawn with driveway; communal rear garden; unrestricted street parking; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band D

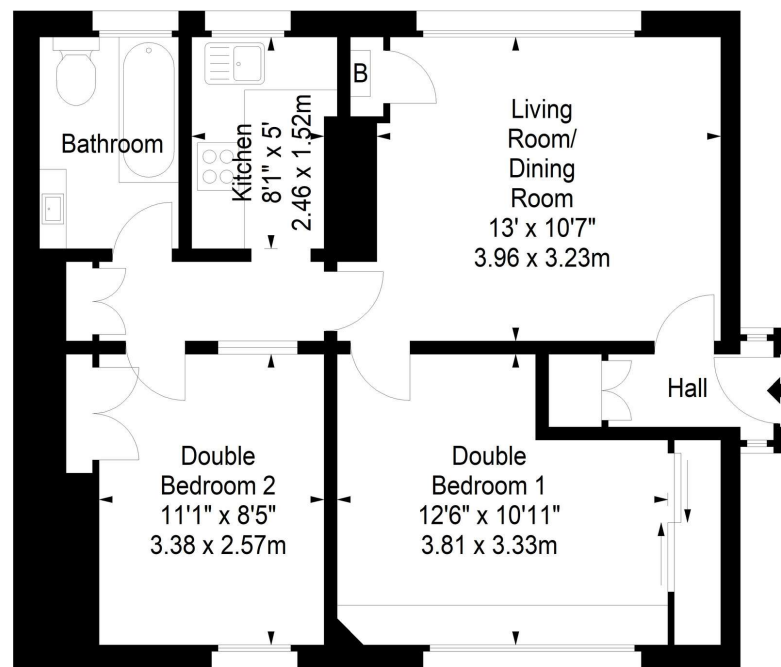
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Approx. Gross Internal Area
577 Sq Ft - 53.60 Sq M
For identification only. Not to scale.
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Ground Floor

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