



17/1 Lochend Park View
EASTER ROAD | EDINBURGH | EH7 5FX



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Exceptionally well presented two bedroom ground floor apartment with private patio, pleasant leafy views, residents' parking and a quiet, tucked away position within easy reach of excellent amenities and transport links. This lovely property would be ideally suited to private buyers looking for a central base and also investment purchasers.

Offered to the market in move in condition, the flat benefits from all modern comforts and great storage. There's generous space for relaxation and entertaining within the fashionably open plan public room, which has a fully equipped fitted kitchen with ample floor and wall units and direct access to private patio area with space for seating and lovely views over the park. Completing the accommodation are two double sized bedrooms, both with storage and one benefitting from an en-suite shower-room, and bathroom with shower over bath and vanity sink unit. Further benefits on office are gas central heating, double glazing, security entry, and residents' permit parking.

- Well presented ground floor flat with private patio with leafy views over the park
- Entrance hallway with storage
- Living/dining/kitchen
- Principal en-suite with fitted storage
- Further double bedroom with fitted storage
- Bathroom with shower over bath
- Gas central heating and double glazing
- Security entry system
- Beautifully maintained communal courtyard
- Residents' permit parking

Energy Rating C. Council Tax D. Factor payable to Myreside Management, 3 Dalkeith Rd, Mews, Edinburgh EH16 5GA. Float value - £350 per property Invoicing - done on a quarterly basis and paid by bank transfer. Roughly £120-130 per month on average

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances including washing machine, tv brackets and curtains will be included in the sale.

The subjects are located in the highly regarded Easter Road area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas. The tram extension linking the Airport to Leith and Newhaven, is within easy reach of the property. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also easily accessible.



