



Flat 8, 1 Lochend Park View

Edinburgh, EH7 5FB

Offers Over £185,000

A bright and immaculately presented 3rd floor, dual-aspect apartment offering spacious open-plan accommodation convenient for accessing the city centre and Leith

Key Features

- Living - Dining - Kitchen
- Spacious Double Bedroom
- Bathroom & Shower
- Hallway
- Modern Fittings
- Juliet Balcony
- Resident's Lift
- Secure Underground Parking
- Factored Development



 www.aikmanbell.co.uk
 0131 661 0015 OR 07771 757 911
 admin@aikmanbell.co.uk





LOCATION

Just northeast of Edinburgh city centre, this popular neighbourhood suits first-time buyers and professionals who want everyday convenience without sacrificing city life. The area combines local shops, cafés and businesses along Easter Road with the broader choice of Meadowbank Retail Park with its supermarkets and new gym.

Socially, you're minutes from Leith and The Shore, known for their lively bars, restaurants and waterfront atmosphere, including Michelin-starred options and a mix of traditional pubs and trendy venues. The Ocean Terminal's leisure complex and shopping are only slightly further afield. The St James Quarter en route to Princes Street adds further shopping, dining and socialising options. Green space is nearby: Lochend Park is on the doorstep and Holyrood Park and Arthur's Seat are within easy reach for walks and runs, while Meadowbank Sports Centre offers excellent facilities for gym-goers and teams. Connectivity is strong, with frequent bus services along Easter Road and London Road into the city and beyond. Hermitage Park Primary School and Leith Academy are in the vicinity, while the area's steady year-on-year growth reflects sustained demand from young professionals and buyers seeking a well-connected, amenity-rich base.

This dual-aspect second-floor apartment offers a light, uncluttered space in a well-kept modern development that is close to everyday shops, plus bus routes providing quick access to Leith's cafes and Edinburgh city centre. It's designed for easy living with neutral décor, good storage, and thoughtful touches that make day-to-day life straightforward. The property enjoys year round comfort and efficiency with gas central heating and modern double glazing.

The **open-plan living, dining, and kitchen** area is the heart of the home. The Juliet balcony and floor to ceiling window bring in plenty of natural light and overlook the quiet central courtyard.

- Light, neutral walls and modern fixtures give a clean, contemporary feel.
- Attractive laminate flooring runs through the main space.
- There's room for a modest dining table alongside typical lounge furniture.
- Stylish light fittings add a subtle sense of occasion without feeling formal.

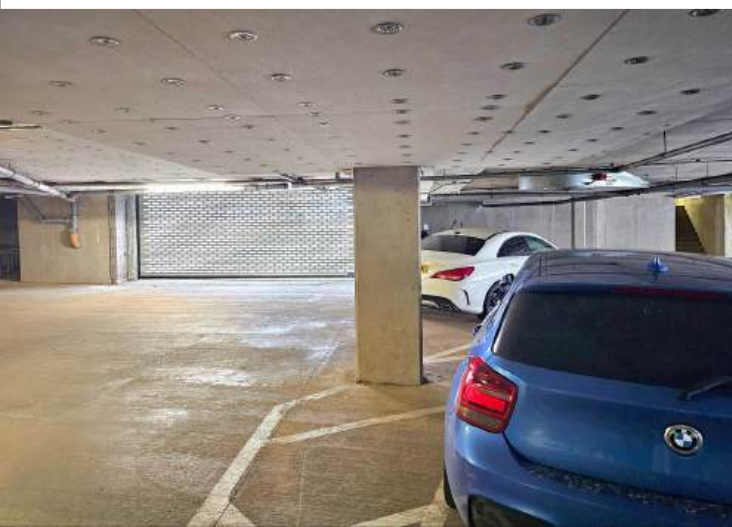
The **kitchen** is practical and tidy: gloss-white wall and base units provide abundant storage and worktop space, with integrated appliances including a tall fridge-freezer, washing machine, electric hob and oven, plus a stainless-steel extractor hood and splashback.

The **double bedroom** benefits from an integrated sliding-door double wardrobe, plus a new fitted carpet that complements the neutral décor. The outlook takes in Arthur's Seat, giving a sense of space and quiet even within the city.

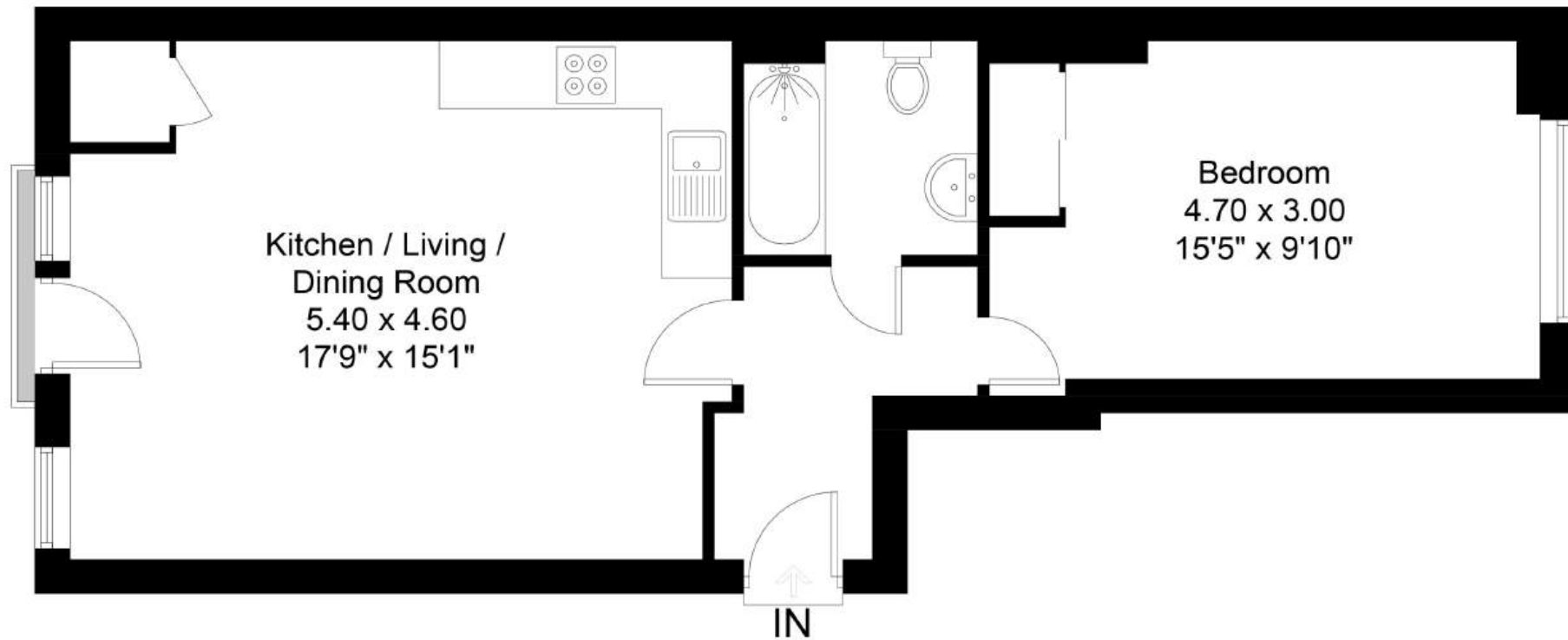
The **bathroom** is modern and easy to maintain, with white sanitaryware, a boiler-fed mixer shower over the bath, contemporary wall tiling to wet areas, and a practical tiled floor. In the entrance hall there's the main-door entry phone and space for coat hanging or shoe storage.

Exterior: The development is factored, with communal areas and landscaped gardens being well maintained. Each floor is served by a resident lift and shares a windowed, carpeted hall with just two other apartments, creating a small, manageable community feel. Secure basement parking is accessed by electronic gates, and there's a secure bike shed and waste bin enclosure for residents.

EPC: C; Council Tax: C; Factor Fee Aprx £150/month



1 Lochend Park View



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.
Not to scale.

Floor Plans

“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”

(Patrick Lowe, Abbeyhill)

Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

Aikman Bell's Services

Property Sales &
Purchases

Conveyancing

Executries

Powers Of Attorney

Wills



Aikman Bell, Solicitor-Estate Agents
19 Cadzow Place, London Road,
Edinburgh, EH7 5SN
www.aikmanbell.co.uk
T: 0131 661 0015

Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

The seller is not bound to accept any offer, including those at or above the Fixed Price, where applicable. All content within this document is the copyright of Aikman Bell, Solicitors & Estate Agents, and may not be used or reproduced without written consent.