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Offers Over

£195,000

22/22 Lochend Butterfly Way

Easter Road | Edinburgh | EH7 5BF

Delightful fourth floor flat with a stunning open outlook from the balcony and private residents' parking. The property forms part of a modern development within the highly sought-after Easter Road district and enjoys a prime location within easy reach of the city centre, alongside excellent local amenities and superb transport links.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Balcony
-  Residents Parking
-  EPC Rating – B
-  Council Tax Band - C



Description

Forming part of an impressive modern development, this bright and well proportioned fourth floor flat benefits from a balcony and superb open views. Within the development this is ample private residents' parking and well maintained shared grounds. Within walking distance are a variety of local amenities and the city centre is within easy reach.

The interior of the property is well presented throughout and the accommodation comprises – hall with two storage cupboards, spacious open plan kitchen/dining/sitting room with doors to the balcony, double bedroom with built-in wardrobes, and a bathroom with shower over the bath. Further benefits are a secure entryphone system, lift access, gas central heating and double glazing.



Externally

Accessed off the sitting/dining area is a lovely balcony where the superb views can be enjoyed. The development also provides well-maintained communal garden grounds and there is ample unallocated residents' parking.

Extras

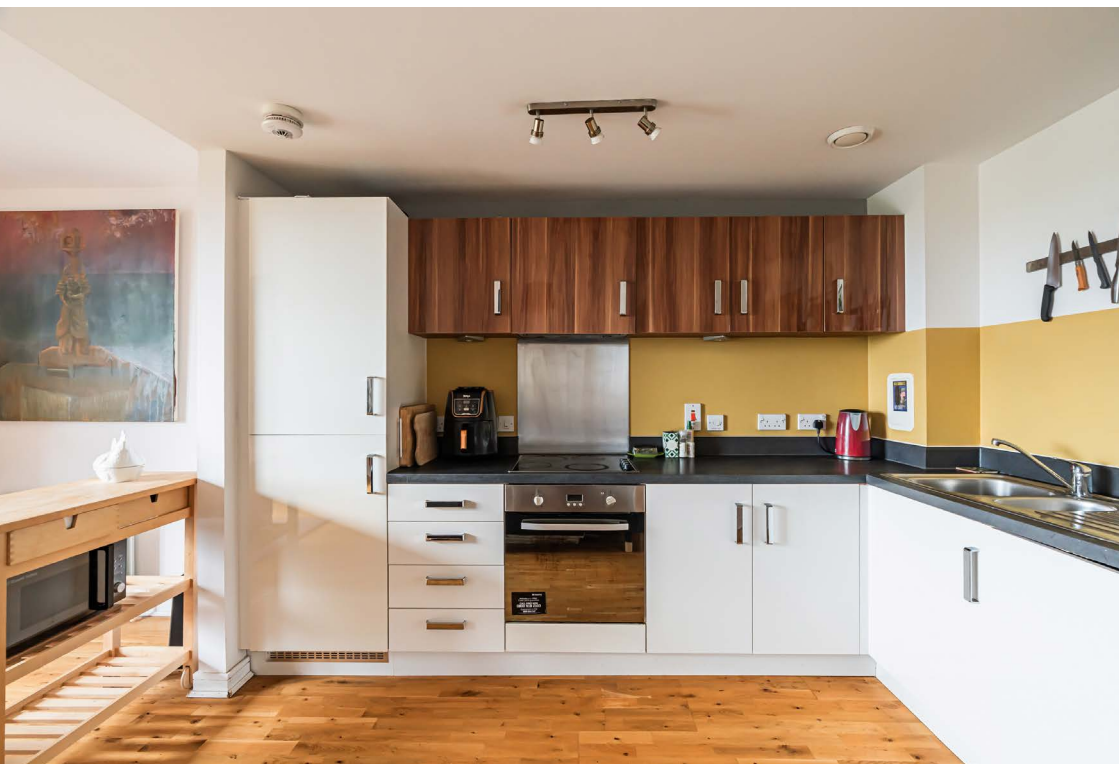
All the fitted floor coverings, light fittings, curtains, hob, oven, extractor hood, fridge freezer and washing machine are included in the sale price.

Factor

The development is factored and maintained by RMG for an approximate monthly fee of £130 which includes buildings insurance.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

Lochend Butterfly Way forms part of the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craigminty Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as St James Quarter and Ocean Terminal Shopping Centre which house many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 53 Sq M / 570 Sq Ft.

4th Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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