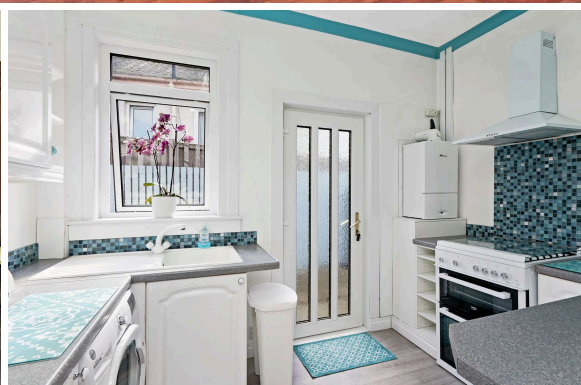




38 Lochend Road
LEITH | EDINBURGH | EH6 8BS


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38 Lochend Road

LEITH | EDINBURGH | EH6 8BS

A well-proportioned three-bedroom semi-detached bungalow situated on Lochend Road in the popular Leith area of Edinburgh, offering spacious accommodation, generous gardens and a converted attic.

The property comprises an entrance hallway, leading to a bright rear-facing living/dining room with patio doors opening onto the garden. The kitchen offers ample worktop space with a good range of floor and wall-mounted units.

There are two spacious bedrooms to the front, with a further third bedroom to the rear. The bathroom comprises a two-piece suite and separate shower cubicle.

The property also benefits from a converted attic, accessed via a spiral staircase, providing useful additional space.

Externally, there is a front garden and driveway, while the rear offers a fully enclosed garden, mainly laid to lawn, with patio and decking areas—ideal for outdoor relaxation and entertaining.

- Three bedroom semi detached bungalow
- Popular Leith location
- Converted attic space with spiral staircase
- Close to local amenities
- Excellent transport links
- Double glazing and gas central heating

Energy Rating D, Council Tax Band E

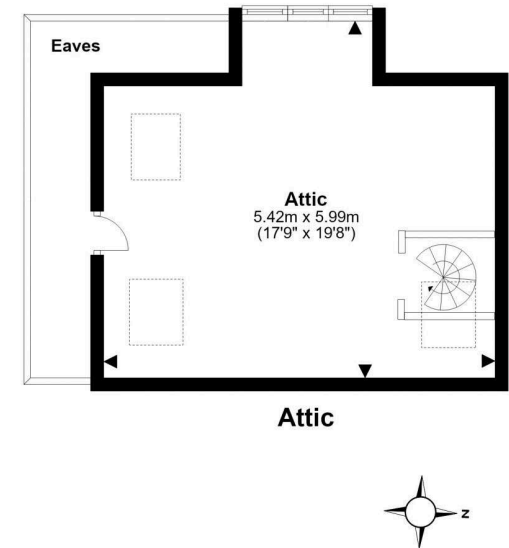
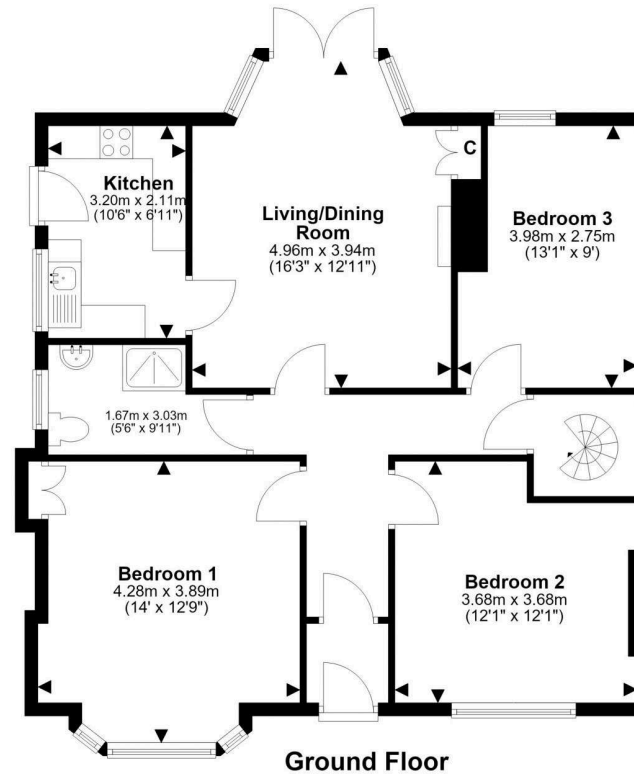
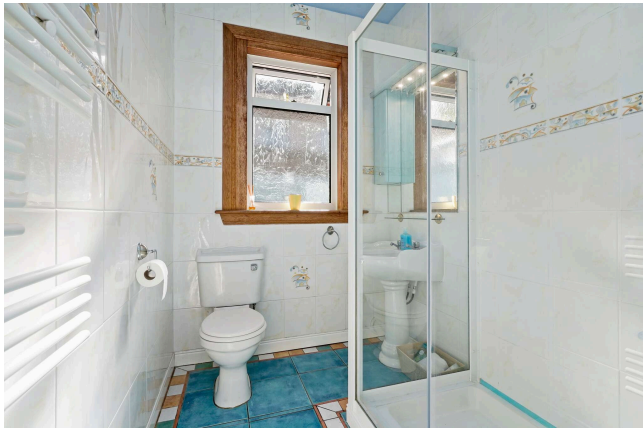
All fixtures, fittings, and kitchen appliances are included in the sale.

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



The vibrant and highly sought-after area of Leith was named one of Time Out's coolest places to live in 2023. It offers an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, coffee bars, shops, international food stores, supermarkets, street food events and a Farmers' Market, alongside a rich creative culture including the annual Jazz & Blues Festival, Leith School of Art and newly reopened Leith Theatre. Nearby Ocean Terminal offers High Street shops, a multiscreen cinema and gym, while St James Quarter provides excellent retail and dining. The Shore and wider Leith area offer riverside walks and cycling along the Water of Leith, the picturesque harbour and fishing village of Newhaven, and the extensive green space of Leith Links. Leith Victoria Swim Centre provides a swimming pool, fitness classes and gym, while excellent public transport includes 24-hour buses and a tramline connecting Newhaven with Edinburgh Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.