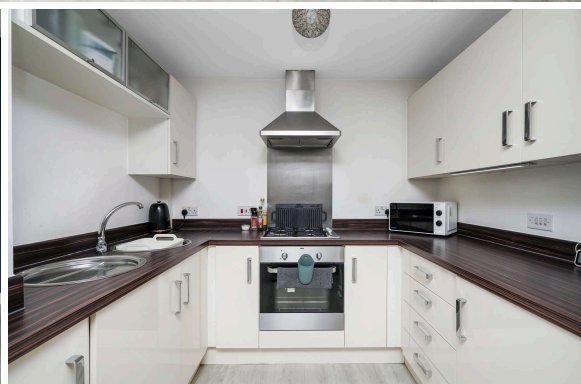




7/1 Lochend Butterfly Way
EASTER ROAD | EDINBURGH | EH7 5GS


warners
solicitors & estate agents



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Beautifully presented one-bedroom, ground floor apartment forming part of a sought-after, established modern development in the popular Leith area of Edinburgh, just east of the city centre.

This stunning apartment has been tastefully decorated to a high standard throughout and is presented to the market in move-in condition. The spacious living room forms the main public space in the property and provides access to a balcony area. The bedroom is a well-sized double and benefits from mirrored, built-in wardrobe storage in addition to affording access to a private, well-maintained garden area. The kitchen is modern and well-appointed, boasting plenty of cupboard storage, and a stylish contemporary bathroom completes the internal accommodation.

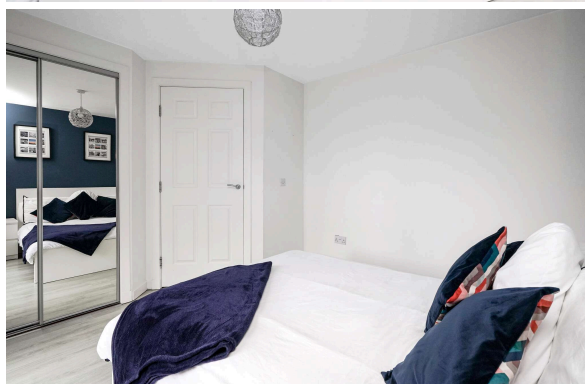
Offering immense appeal to first-time buyers, couples and those looking to downsize in addition to holding investment potential, early viewing is highly recommended.

- One bedroom, modern apartment
- Ideal first-time purchase
- Popular location
- Living room
- Kitchen
- Double bedroom
- Bathroom
- Private garden area
- Allocated parking space
- Easy access to public transport links
- Excellent nearby amenities

Fees payable to factor, Hacking and Paterson, approx. £100 per month.

Energy Rating C, Council Tax band C.

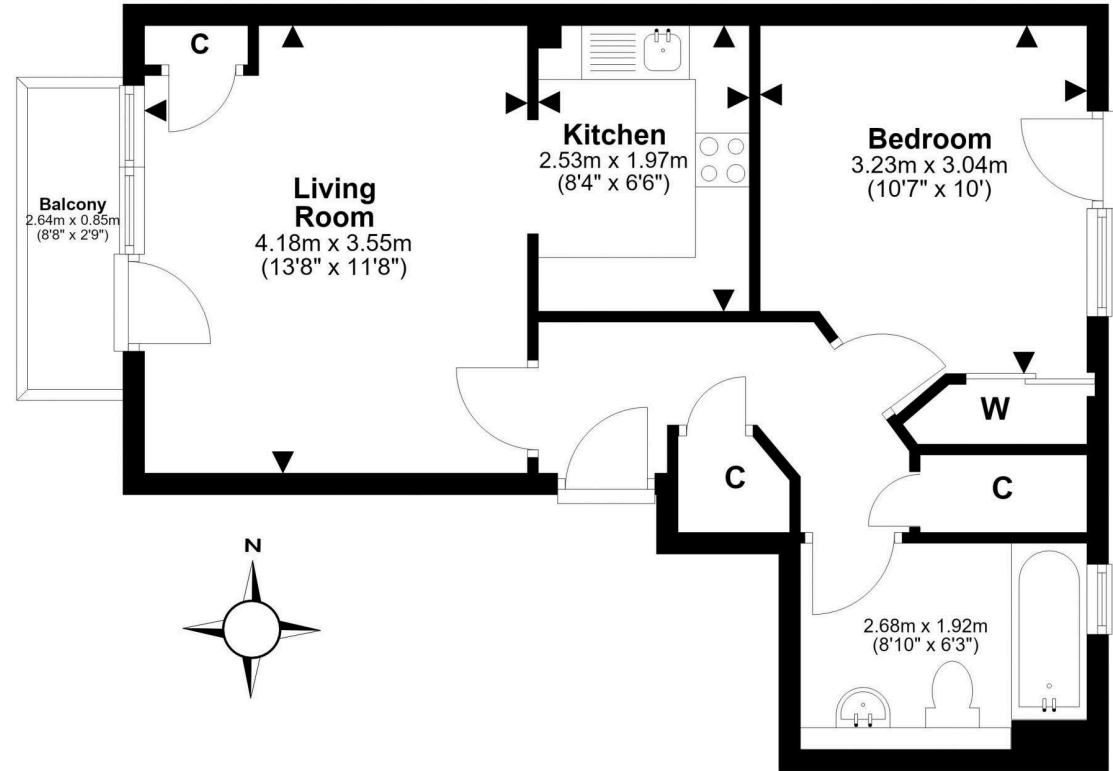
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated appliances, living room blinds, bedroom curtain pole, bathroom cabinet, hall cupboard shelves and back garden shed 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.





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.