

69 Lochend Road

LOCHEND, EDINBURGH, EH6 8DQ



*CHARMING TWO BEDROOM
MAIN DOOR FLAT*



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Situated on Lochend Road in Edinburgh, this charming two-bedroom main-door flat offers an appealing blend of traditional period features and contemporary finishes, making it an attractive opportunity for first-time buyers, professionals and investors alike. Boasting generous proportions, high ceilings, original features and a private front garden, the property provides comfortable and characterful accommodation within a convenient location.

The property is accessed via its own private entrance, leading into a bright and spacious hallway, beautifully enhanced by striking black and white chequered flooring that adds a distinctive touch of character. Neutral decor creates a welcoming atmosphere and provides an attractive introduction to the accommodation.

The generously proportioned living room is a particularly impressive space, showcasing an abundance of traditional charm with original wooden floorboards, high ceilings and an elegant fireplace surround. A large sash and case window allows natural light to flood the room, enhancing the sense of space, while neutral decor provides a versatile setting for a range of furnishings. An exquisite original decorative ceiling rose, featuring intricate floral detailing, complements the traditional cornicing and further highlights the property's period character. A useful built-in storage cupboard adds practicality to this inviting living space.



The contemporary fitted kitchen offers a stylish yet functional environment, featuring a range of crisp white base units complemented by contrasting dark grey wall-mounted cabinetry, warm wood-effect worktops and a neutral splashback. Integrated appliances contribute to the sleek, streamlined finish, while ample cupboard storage and preparation space ensure the kitchen is well suited to everyday living.



The property benefits from two bright and generously proportioned bedrooms, both tastefully presented in neutral tones and enhanced by traditional sash and case windows, allowing an abundance of natural light. Wooden flooring adds warmth and character to both rooms, while one bedroom further benefits from attractive traditional wooden shutters and the other offers useful built-in storage, providing additional practicality.





Bedroom 2

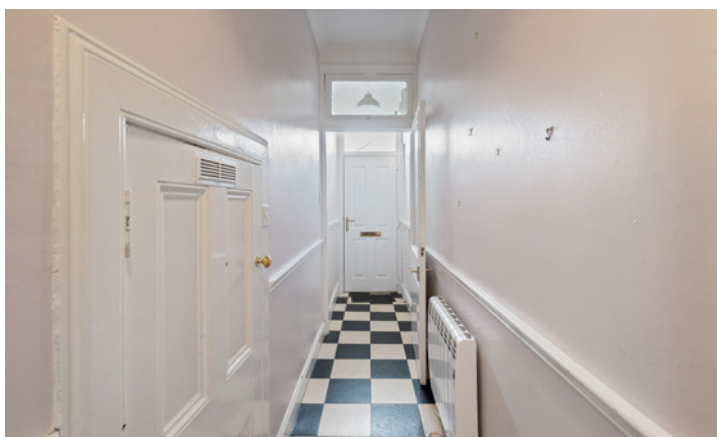




Completing the internal accommodation is a neutrally presented shower room, offering a practical space for everyday use.



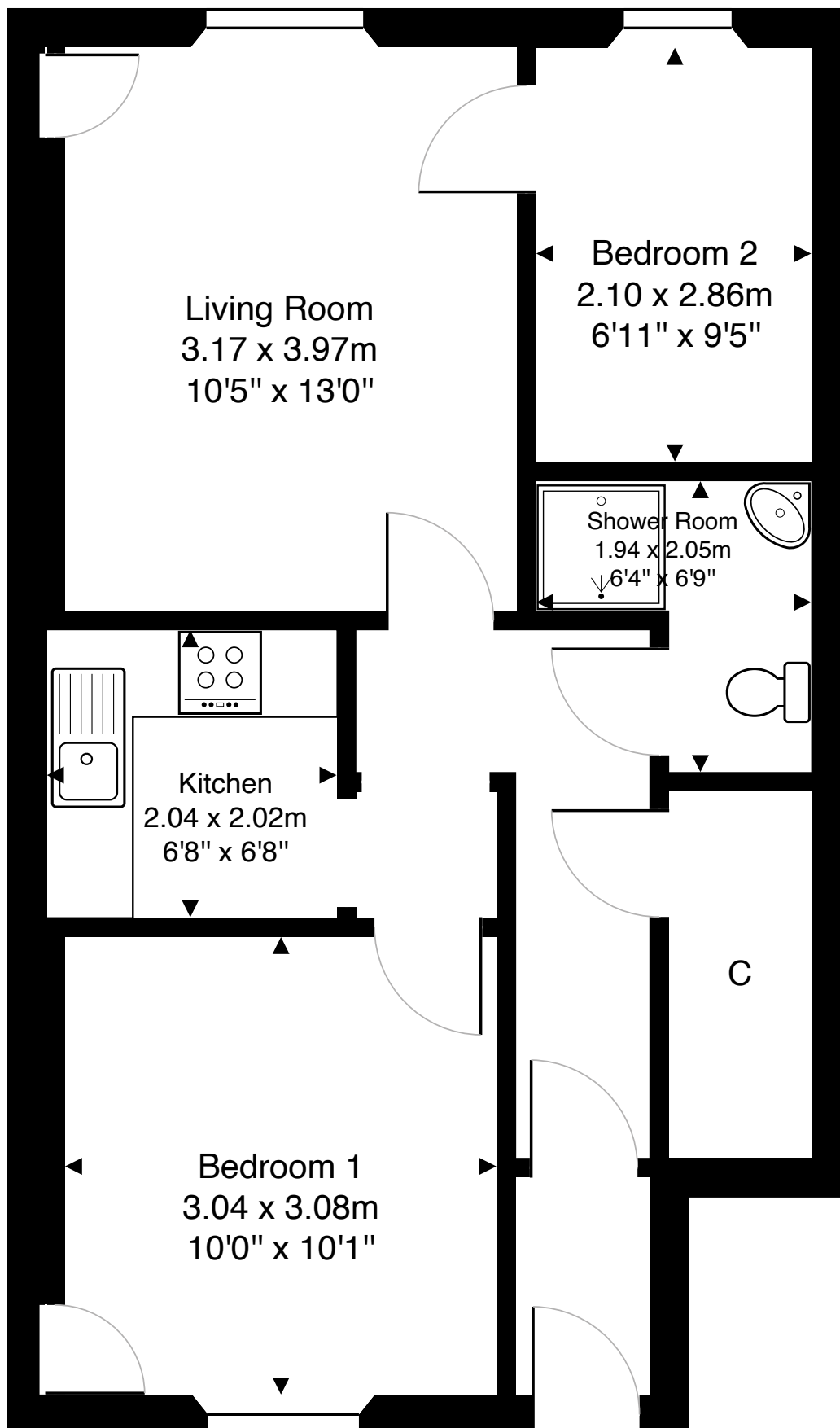




Externally, the property enjoys the added benefit of a private front garden, laid predominantly to lawn, providing an attractive outdoor space with potential for seating and relaxation.

Combining beautifully retained period features with contemporary touches, generous accommodation and the convenience of main-door access, this delightful two-bedroom flat presents an excellent opportunity to acquire a characterful home in a well-connected Edinburgh location.

The Property



Gross internal floor area (m²): 47m²

EPC Rating: D



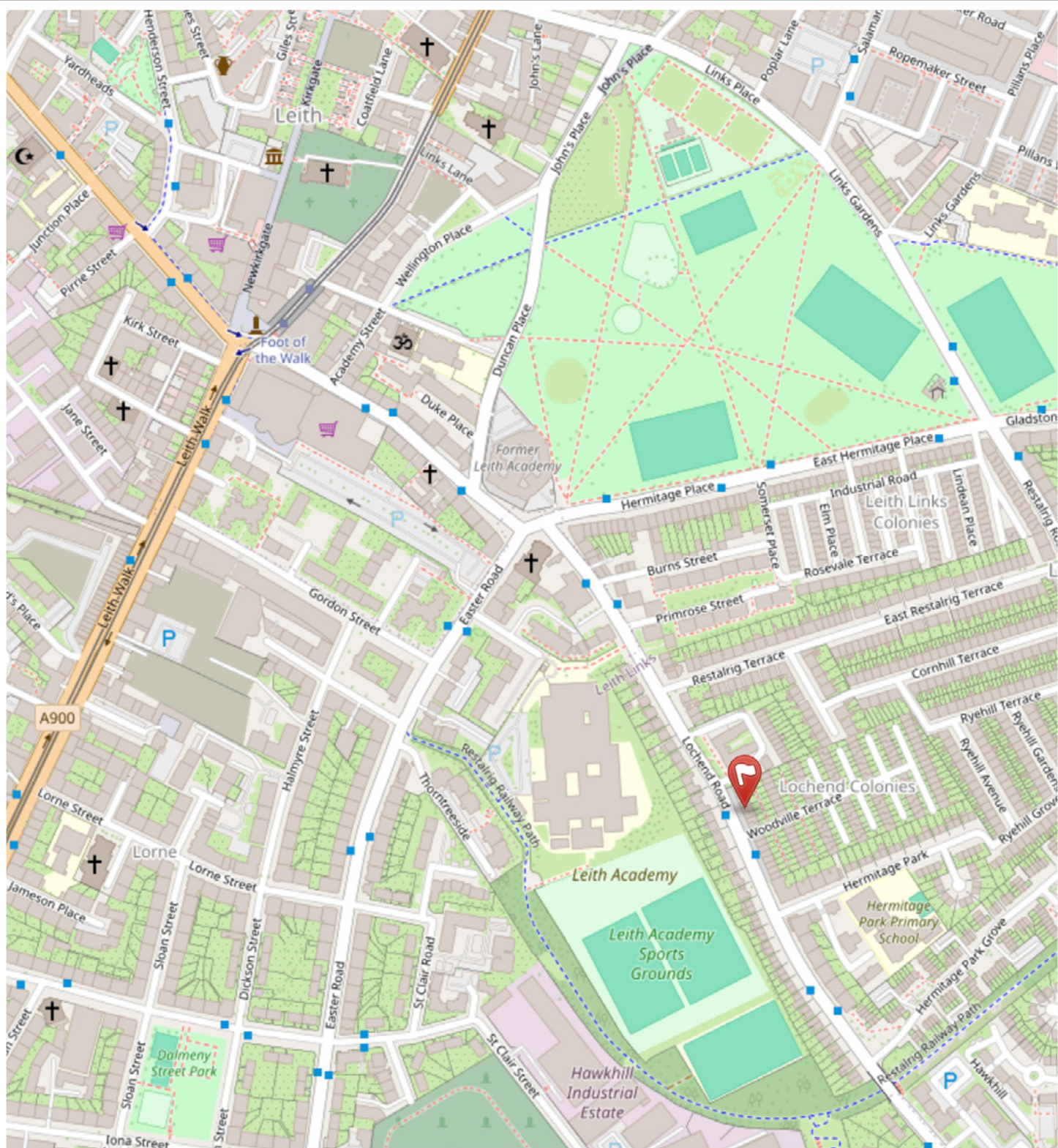
LOCHEND PARK

Situated in the popular Lochend area of Edinburgh, Lochend Road enjoys a convenient location to the east of the city centre, offering an excellent balance of local amenities, green spaces and transport connections. The surrounding area provides a variety of everyday shopping facilities, with further retail options available at Meadowbank Shopping Park, while nearby Leith and Easter Road offer an eclectic selection of independent shops, cafés, bars and restaurants.

For outdoor enthusiasts, the picturesque Lochend Park is within easy reach, providing attractive walking routes, open green spaces and a peaceful loch. The expansive Leith Links and Holyrood Park, home to the iconic Arthur's Seat, are also readily accessible, offering excellent opportunities for walking, running and outdoor recreation. A range of leisure facilities, including Meadowbank Sports Centre, can be found nearby.

The area is well served by local schooling at both primary and secondary levels, making it an appealing location for a variety of buyers. Regular bus services provide convenient access to Edinburgh city centre and surrounding districts, while the nearby A1 and Edinburgh City Bypass offer connections to the wider road network. Edinburgh Waverley railway station is also accessible, providing rail services throughout Scotland and beyond. Combining the convenience of city living with excellent recreational facilities and transport links, Lochend Road offers an attractive and well-connected setting within Scotland's capital.

The Location



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