NEILSONS

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Offers Over

£215,000

91 Lochend Road

Lochend | Edinburgh | EH6 8BY

Located within the Lochend (Restalrig Park) Colonies Conservation Area, this well presented main door, colony style lower villa offers an appealing one bedroom home with a private front garden. Close to local amenities, transport links and green spaces, it is an ideal choice for first time buyers, professionals or those looking to downsize.

- 1 bedroom
- 1 public room
- 1 bathroom
- Private front garden
- On street parking
- EPC rating – C
- Council tax band - C



Description

The entrance vestibule opens into a welcoming hallway, with the generous bay windowed lounge and dining room situated to the right. This attractive living space features a gas fire, cornicing and a ceiling rose. To the rear is a modern fitted kitchen with a range of wall and base units with wooden worktops and tiled splashbacks. There is also a double bedroom with built in wardrobes and a large storage cupboard, and a bathroom featuring a white suite and shower over the bath. Further benefits include gas central heating and double glazing.





Extras

Included in the sale will be the gas hob and electric oven, washing machine, integrated fridge with freezer compartment and garden shed.

Gardens and parking

To the front of the property is an easy maintenance paved garden offering an ideal space for relaxing, dining and enjoying the warmer months. There is unrestricted on street parking outside and in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).







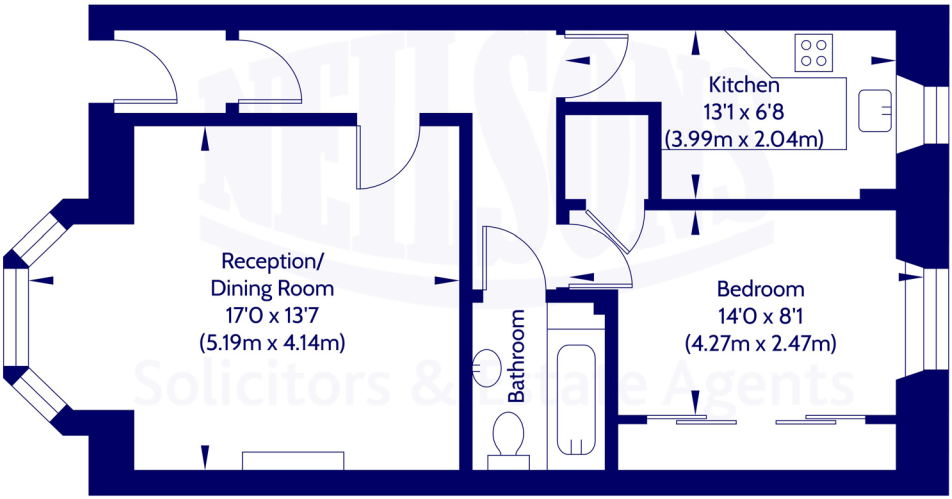


Location

Lochend is a popular residential area located to the east of Edinburgh. There are good local shopping facilities and regular bus services provide access to most parts of the city. Close by are Tesco, Morrisons and Meadowbank Retail Park, which boasts several outlets including a Sainsbury's. Cycle paths provide links to Edinburgh's coastline at Portobello beach and access to Leith Links. Slightly further afield is Fort Kinnaird with its selection of High Street stores. Access to Edinburgh city centre is found on all the major bus routes with nearby Ocean Terminal and fashionable Shore area of Leith offering a wide variety of entertainment and eating places.

Approx. Gross Internal Floor Area 52 Sq M / 561 Sq Ft.

Ground 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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