

SIMPSON & MARWICK

FLAT 12, 4 LOCHEND PARK VIEW, LOCHEND, EDINBURGH, EH7 5FZ

EPC D



This contemporary fifth-floor flat is part of a well-maintained development, offering ample space and exceptional views.

The spacious lounge/kitchen/diner is designed for modern living and opens onto a balcony with breathtaking sea views, making it ideal for both relaxation and entertaining.



Two well-proportioned bedrooms provide comfort, with the highlight being the principal bedroom, which features a balcony offering captivating views of Arthur's Seat. The stylish en-suite shower room adds convenience, while the family bathroom ensures ample space for all residents. Additionally, there is a sizeable attic space, perfect for storage. The property benefits from double glazing and efficient gas central heating, ensuring a comfortable living environment year-round.





Residents also have access to the communal gardens, providing a welcome outdoor retreat. Parking is convenient and includes both underground designated parking space and on-street options. The flat would benefit from some modernisation, allowing the new owner to add their personal touch. Please note that other items may be available through separate negotiation.



LOCATION

Lochend Park View is a desirable address with a vibrant community atmosphere. It offers excellent transport links to the City Centre, making commuting straightforward.

Local amenities include a wide range of shops, cafes, and restaurants, while the nearby parks provide plenty of green space for outdoor activities.



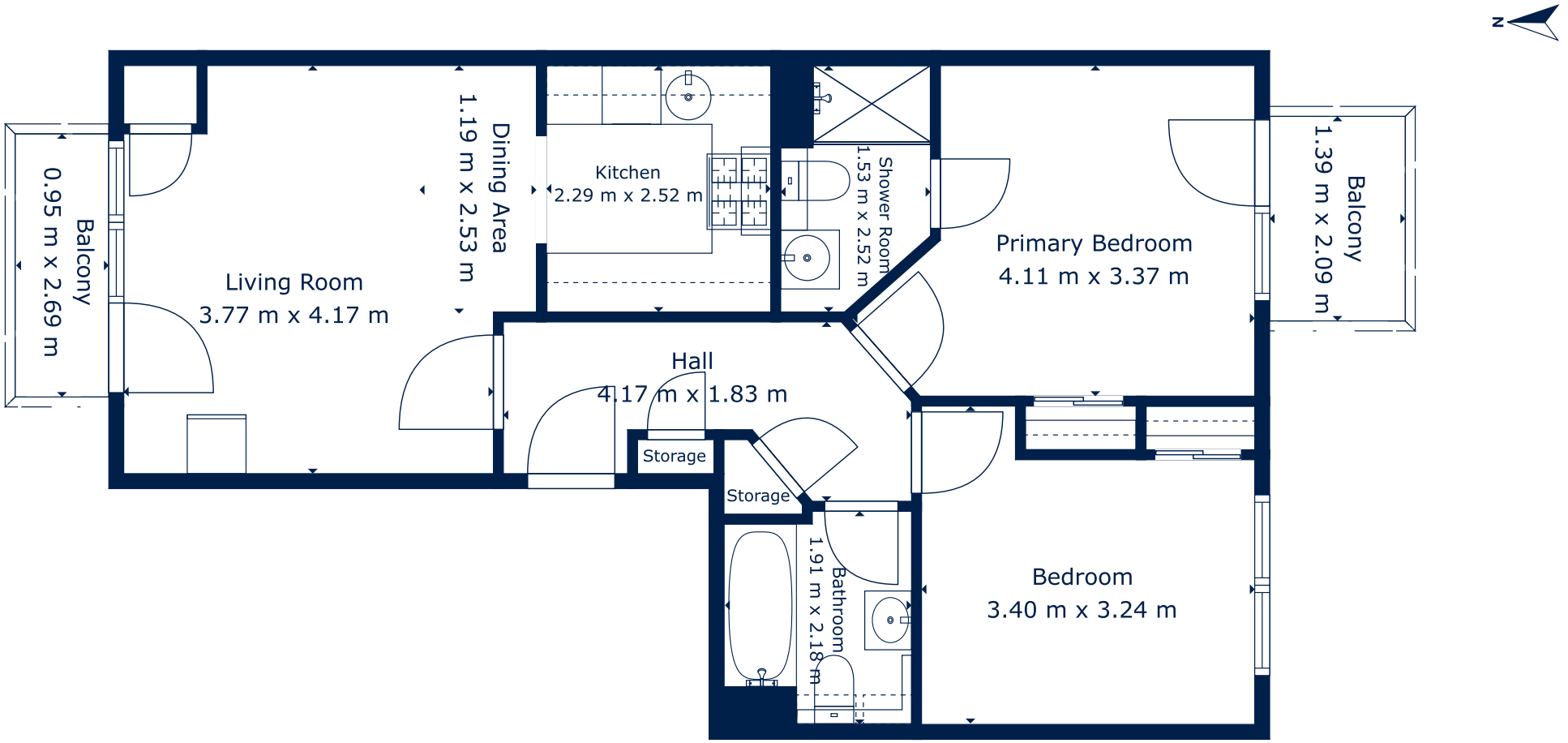
Fixtures and Fittings
All fitted carpets, curtains, blinds, and light fittings are included in the sale. No free standing items are included. Items not listed are by separate negotiation.

Viewing Details
By appointment contact Simpson & Marwick.



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Lochend, Edinburgh, EH7 5FZ

Approx. Gross Internal Area:
667.362 Sq Ft (62 Sq M)



For Identification purposes only.
Not to scale.

Edinburgh	North Berwick	Aberdeen
0131 581 5700	01620 892000	01224 606210