

5/2 Lochend Road

LEITH LINKS | EDINBURGH | EH6 8DT

warners
solicitors & estate agents







5/2 Lochend Road

LEITH LINKS | EDINBURGH | EH6 8DT

Warners are delighted to present to the market this beautiful and exceptionally charming double upper flat, forming part of a handsome C-listed Georgian building, enviably situated just moments from the wide open green spaces of Leith Links.

Full of period character and boasting a wealth of attractive original features, this delightful property offers spacious, flexible accommodation over two levels, with its distinctive curved walls adding a wonderful sense of individuality and charm.

The accommodation is accessed via a welcoming entrance hallway, complete with hardwood flooring and two useful storage cupboards. The elegant sitting room is a particularly appealing space, featuring a traditional fireplace, decorative cornicing and working window shutters, creating a warm and inviting setting in which to relax and entertain.

The generously proportioned kitchen/dining room is another standout feature of the property, with its unusual curved design providing a wonderfully characterful space for cooking and dining, together with a dedicated study area, ideal for those working from home. Completing the accommodation on the lower level is a luxurious bathroom, beautifully appointed with a contemporary white four-piece suite comprising a freestanding bath and separate corner shower cubicle.

A striking curved staircase leads to the upper floor, where there are two well-proportioned bedrooms, together with access to an impressive attic area, currently utilised by the owners as additional sleeping accommodation. This versatile space offers excellent flexibility to suit a variety of lifestyle requirements.

Combining elegant Georgian architecture with a distinctive layout and a highly desirable location close to Leith Links, this is a truly unique home which must be viewed to fully appreciate its character, charm and generous proportions.

- Beautiful double upper flat in C-listed Georgian building
- Sought-after location moments from Leith Links
- Elegant sitting room with attractive period features
- Spacious kitchen/dining room with dedicated study area
- Two generous bedrooms and versatile attic space
- Luxury four-piece bathroom with freestanding bath

Energy Rating D Council Tax Band D
There is no factor associated with this property.

Extras: All blinds, the integrated hob, oven, fridge/freezer, dishwasher, free standing washing machine and the TV bracket

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







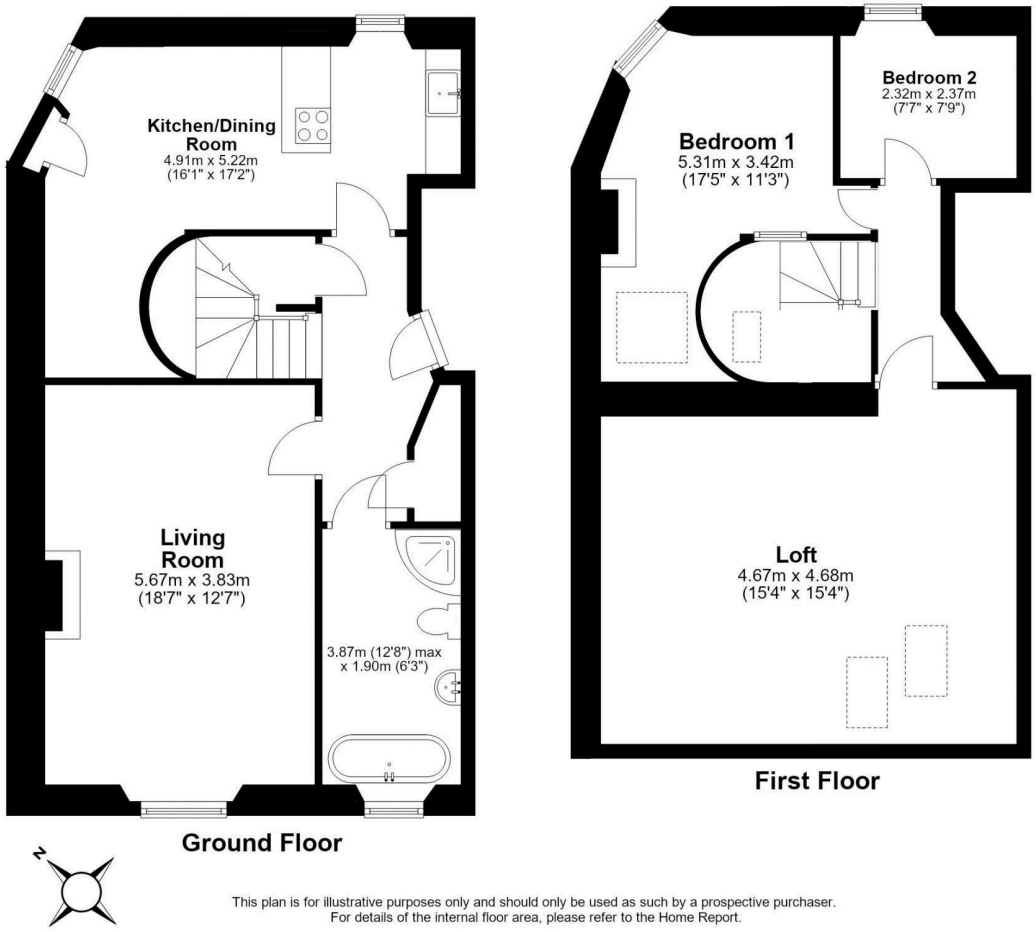
Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience within easy reach of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. The bustling shopping area around Great Junction Street, the New Kirkgate and the Foot of the Walk provides everything you need for day-to-day life, while more extensive shopping facilities are available in the city centre or at nearby Ocean Terminal shopping centre. Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.











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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com