NEILSONS

Solicitors & Estate Agents



Offers Over

£160,000

2/6 Lochend Drive

Lochend | Edinburgh | EH7 6DW

A generously proportioned two-bedroom top-floor flat, ideally positioned within the popular Lochend area. Conveniently located close to a superb range of local amenities and transport links, the property is presented in move-in condition and offers well-maintained, comfortable accommodation. An excellent opportunity for first-time buyers, young couples and those seeking a conveniently located home.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Shared garden
- On-street parking
- EPC Band - D
- Council Tax Band - B



Description

The welcoming entrance hallway benefits from useful built-in storage provisions. The bright and spacious lounge/diner offers an excellent space for both relaxing and entertaining, featuring a smartly designed media wall, ample room for a dining table and a further handy storage cupboard. The well-appointed kitchen is fitted with a range of units and includes a selection of integrated appliances, with partially tiled splashback areas providing a practical finish. There are two comfortable double bedrooms, both offering ample space for freestanding furniture and enjoying impressive views. Completing the accommodation is a modern, fully panelled shower room.

Further benefits include gas central heating, double glazing and a new boiler installed at the end of 2025.





Gardens & Parking

Externally, residents can enjoy access to a shared rear garden, while the property also benefits from a private, secure storage cupboard located on the communal landing. On-street parking is available for residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.









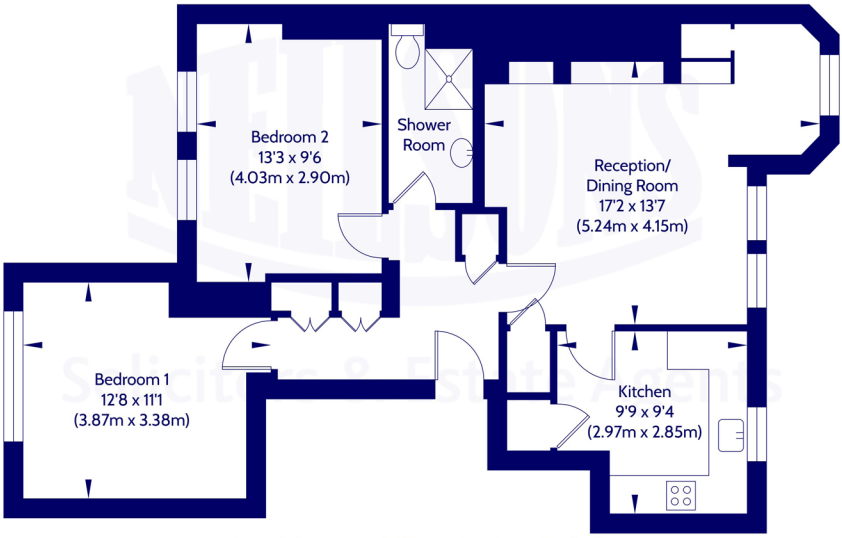
Location

Lochend is a popular residential area located to the east of Edinburgh. There are good local shopping facilities and schooling for all ages and regular bus services provide access to most parts of the City. Close by are Lidls, Tesco's, Morrisons and Meadowbank Retail Park, which boasts several outlets including a Sainsbury's. Cycle paths nearby 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 67 Sq M / 720 Sq Ft.

2nd 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.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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