



2/9 Lochend Park View
EASTER ROAD | EDINBURGH | EH7 5FZ


warners
solicitors & estate agents



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Exceptionally well presented two bed second floor apartment with pleasant views, secure parking and a quiet, tucked away position within easy reach of excellent amenities and transport links.

This lovely property would be ideally suited to private buyers looking for a central base and also investment purchasers. Offered to the market in move in condition, the flat benefits from all modern comforts and great storage. There's more than ample space for relaxation and entertaining within the fashionably open plan public room, which has a fully equipped kitchen area nicely finished off with stylish cream gloss units. A French door opens out onto a balcony with space for seating and a left hand view to the local park. From the rear of the flat, you can look out across the manicured private courtyard area and over the rooftops to Salisbury Crags. Completing the accommodation are two double sized bedrooms, an en-suite shower-room with electric shower off the main room, and a bathroom with mixer shower. An allocated parking space for use by this property is located within the secure garage area.

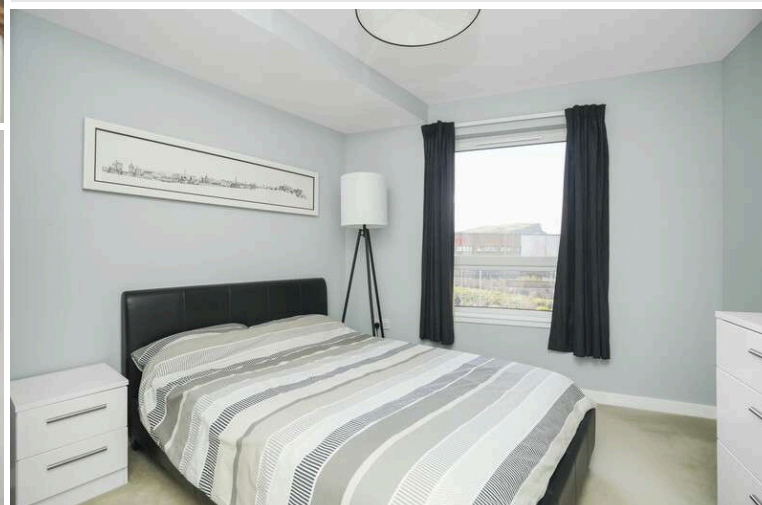
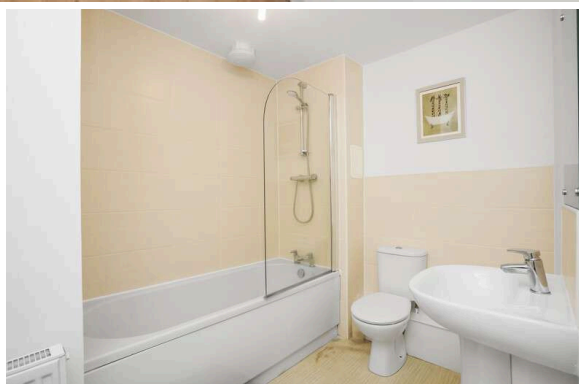
- Living/dining/kitchen
- Balcony with views to Park
- Principal double bedroom
- En-suite shower-room
- Double bedroom 2
- Bathroom
- Entrance hall with deep store cupboard
- Gas central heating and double glazing
- Security entryphone system and lift
- Beautifully maintained communal courtyard
- Allocated parking space in secure garage
- Factored development

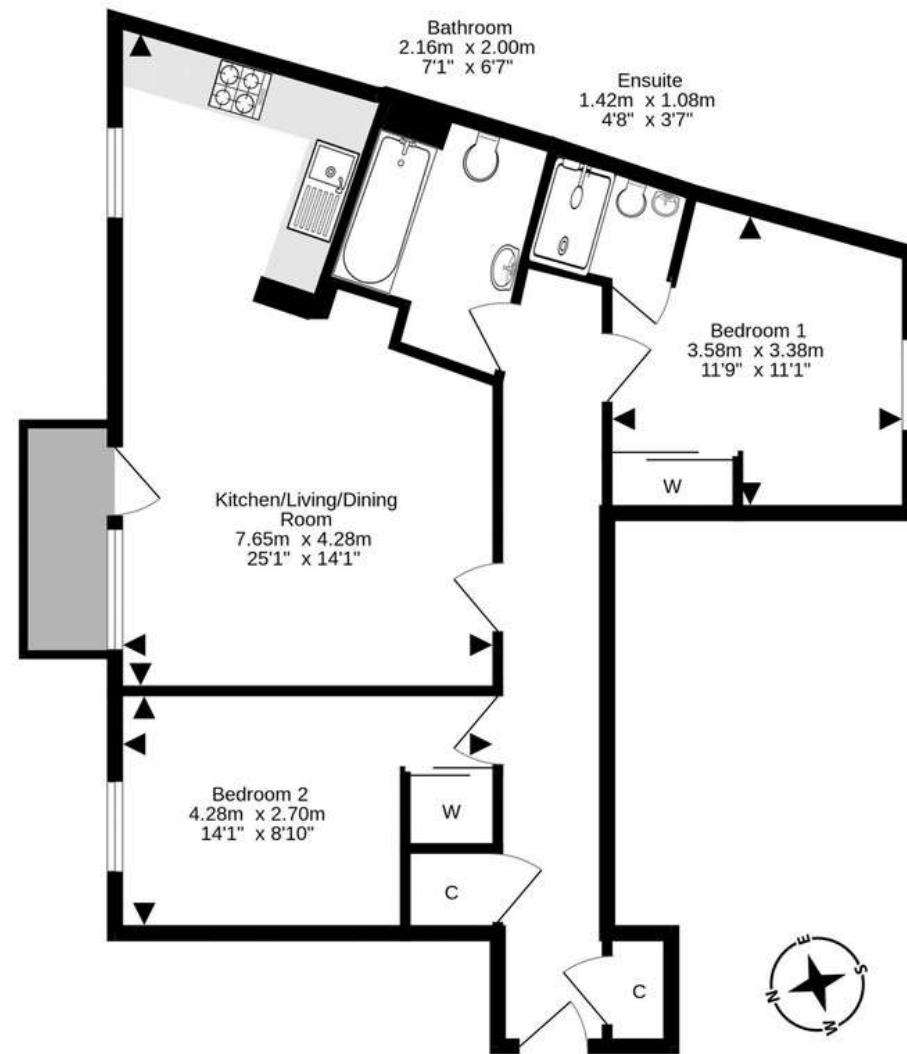
All integrated kitchen appliances will be included in the sale of the property. EPC TBC

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



The property is located in the highly regarded Easter Road area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas. The tram extension linking the Airport to Leith and Newhaven, is within easy reach of the property. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also easily accessible.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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