



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**107 LOCHEND ROAD**  
**LEITH, EH6 8BX**



## MAIN DOOR FLAT

- Entrance Vestibule
- Kitchen/Dining Room
- Living Room
- Two Double Bedrooms
- Box Room
- Shower Room
- Private Front Garden
- Communal Rear Garden
- Private Store
- On- Street Parking
- Double Glazing & GCH
- EPC Rating – C





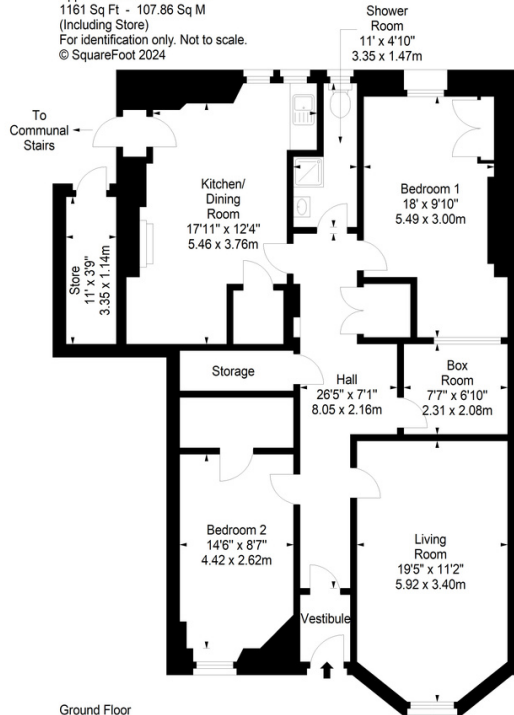
This spacious main door flat is located within a red sandstone tenement, near the popular area of Leith, to the north-east of Edinburgh city centre. Leith is well known for having an abundance of local shops, cafes, supermarkets, restaurants and bars with fantastic schools in close proximity to the property. In need of modernisation the accommodation comprises; entrance vestibule, hallway with storage cupboards, kitchen/dining room, living room with large bay windows, two generously sized double bedrooms, box room and shower room. The property benefits from traditional features such as the intricate cornicing and high ceilings. Further features include excellent storage space, gas central heating, double glazing, private garden ground to the front, communal gardens to the rear and large private store for additional storage space. Free on-street parking is available within the area. Items included in the sale are fitted carpets and floor coverings, curtains, and light shades.



Lochend Road,  
Edinburgh,  
Midlothian, EH6 8BX



Approx. Gross Internal Area  
1161 Sq Ft - 107.86 Sq M  
(Including Store)  
For identification only. Not to scale.  
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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