



13/1 Lochend Park View  
Lochend, Edinburgh  
EH7 5FX



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more information:

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Welcome to Lochend Park View, this charming two-bedroom ground-floor apartment is ideally located in a sought-after location, just moments from the scenic Lochend Park. With spacious and immaculate interiors, this apartment offers fabulous, contemporary city living. Forming part of a modern development in the popular Leith district of Edinburgh, set in landscaped garden grounds and desirable secure underground parking, the development is conveniently located in the popular and desirable Easter Road district within the bustling Leith area of Edinburgh, close to an abundance of local amenities, bars and restaurants with swift transport links to and from the city centre. This property is suited to the first-time buyer, professionals, those looking to downsize and indeed an excellent investment opportunity. Presented to the market in excellent order throughout, we would recommend an early viewing.

Extras: All fitted floor and window coverings and light fittings are included.

## Features

- Ground-floor two-bedroom flat
- Accessed via a secure entry system
- Close to local green spaces and transport links
- Dual-aspect open-plan living/dining kitchen
- Private balcony
- Principal double bedroom with en-suite shower room
- Second double bedroom
- Bathroom with a shower-over-bath
- Communal gardens
- Secure allocated parking
- Gas central heating and full double glazing







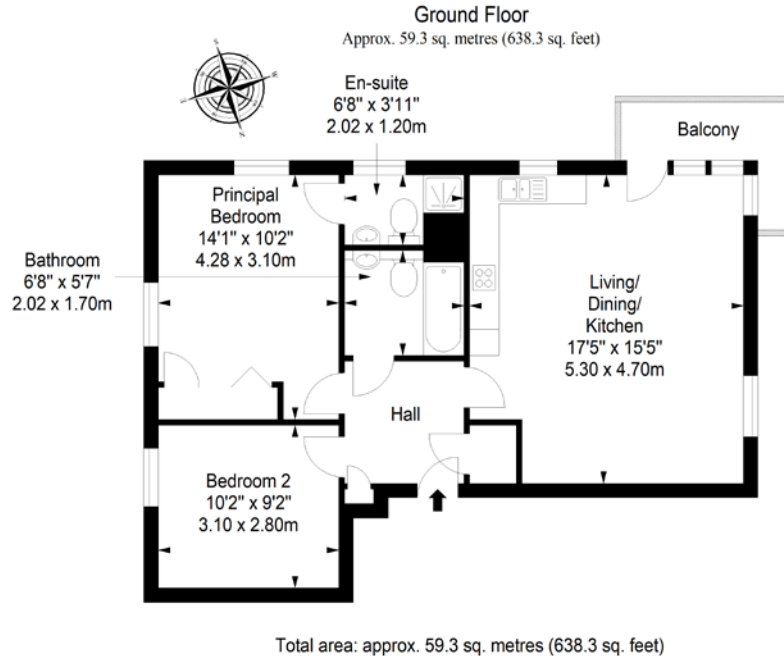








## Floorplan



EPC Rating - C | Council tax band - TBC | Home report Value - £240,000



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

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