

D.J.ALEXANDER

4/7 Lochend Park View
Edinburgh | EH7 5FZ



Property Overview

- Hall
- Living room
- Adjoining kitchen
- Master bedroom with en-suite shower room
- Second bedroom
- Bathroom
- Double glazing and gas fired central heating
- Lift service
- Allocated parking space within the secure underground car park

Description

This is a two-bedroom third floor apartment in a stylish modern factored development in the Easter Road area of central Edinburgh. Accessed by lift, the apartment has spectacular views of Salisbury Crags and Arthur's Seat and is beautifully presented and neutrally decorated. The accommodation comprises: hall with built-in storage; living room with east facing balcony and adjoining kitchen; kitchen with wall and floor storage units, work surfaces and integrated appliances; master bedroom with balcony, fitted wardrobe and en suite shower room; second double bedroom with fitted wardrobe and; partially tiled bathroom with three-piece suite and shower over the bath. There is an allocated parking space in the secure underground car park.

The development is factored by Hacking and Paterson at a charge of approximately £70 per month that includes buildings insurance.



Extras: All fitted flooring, integrated appliances and window coverings are included in sale.



Location

The apartment is situated within the popular cosmopolitan area of Easter Road, close to Leith Links and the thriving Shore district of Leith, offering a multitude of bars, restaurants and bistros. Princes Street, Edinburgh St James (currently under construction), Ocean Terminal and Meadowbank Retail Park, all lie within a 1.5-mile radius and provide a wide choice of retail outlets, supermarkets, cinemas, eateries and bars. Well served by public transport services, it is easily accessible to the City bypass and A1.





Viewings

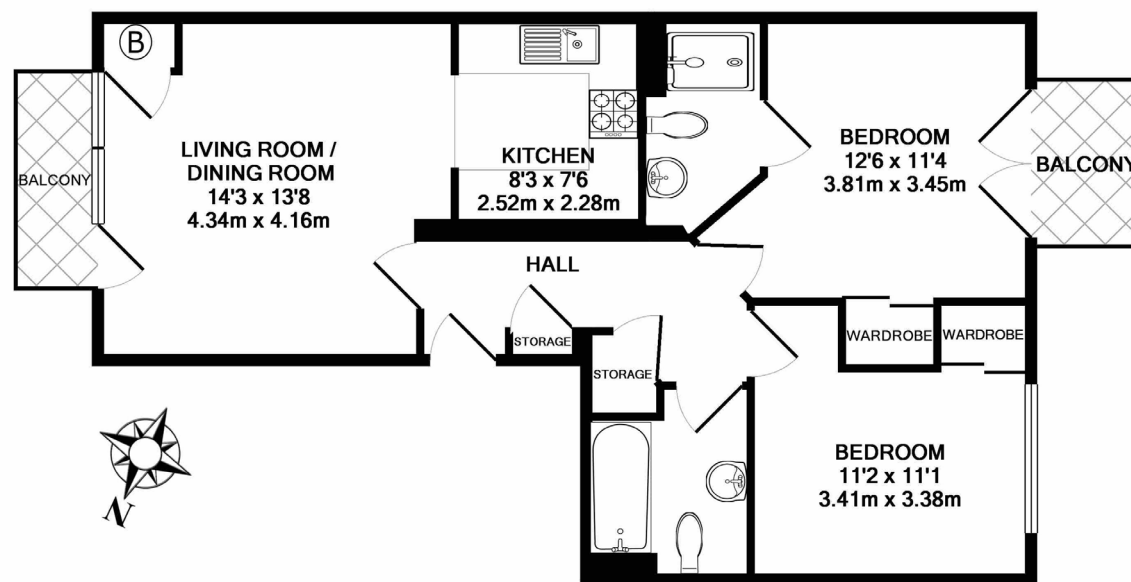
By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

Telephone: 0131 652 7313

Email: propertysales@djalexander.co.uk

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www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com



4-7 LOCHEND PARK VIEW
TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.