Flat 11, 13 Lochend Park View,
Edinburgh, EH7 5FX



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Forming part of a modern development with superb views over Lochend Park and towards Arthur's Seat is this lovely 4th floor flat. The building is maintained by a property factor and has a secure entry system and a lift providing access to all floors and parking is provided by means of a secure, underground and surface car parking.
The flat has gas central heating and full double glazing and is in an excellent location close to a wealth of amenities all within walking distance of vibrant Leith and the city centre.
The accommodation includes an entrance hallway with cupboard and there is a large lounge / kitchen on an L shaped, open plan design. There is a window to the front and glass door leads to a balcony capturing the lovely outlook. The kitchen is fitted with a range of modern base and wall units with oven, induction hob, hood, dishwasher, washing machine and fridge/freezer. The master bedroom has a double wardrobe and an en suite shower room with 2 piece white suite with shower. There is a second double bedroom with wardrobe and a bathroom with 3 piece white suite with shower over the bath.
Early viewing of this lovely, bright and spacious flat is essential.
There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning, lift and buildings insurance. The current factor is Myreside with a monthly payment of approximately £150.

AreaDescription

Lochend lies to the north of Hillside and Meadowbank, connecting with Leith Links to the north. Local shopping is available at a number of points in Lochend and the surrounding areas of Leith Walk, Easter Road and Meadowbank Retail Park. The vibrant Shore district of Leith, with its fashionable selection of bars, bistros and restaurants are located nearby. The area benefits from an excellent bus service, and the A1, city bypass and main motorway network are also close by. This property would be an ideal purchase for first time buyers and buy-to-let investors.









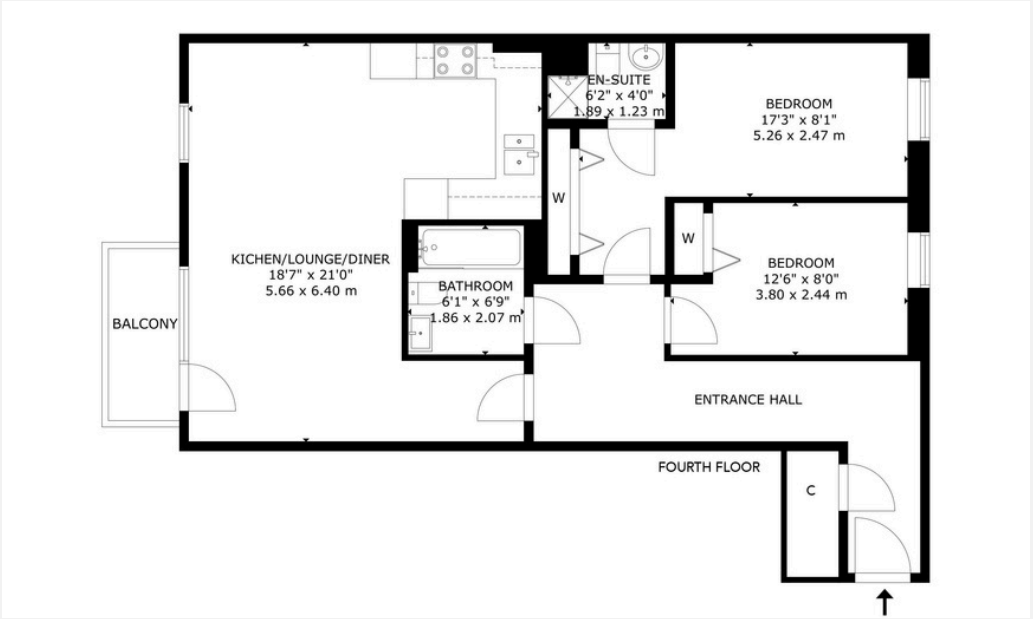












Accommodation

Lounge/Dining/Kitchen:	6.4m x 5.66m (21' x 18'7")
Bedroom 1:	5.26m x 2.46m (17'3" x 8'1")
En - Suite:	1.88m x 1.22m (6'2" x 4')
Bedroom 2:	3.8m x 2.44m (12'6" x 8')
Bathroom:	2.06m x 1.85m (6'9" x 6'1")

Note

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 misstatement. 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. **Made with Metropix copyright 2011.**

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Agent's Note

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