

Lochend, Edinburgh

1 WEST KILNACRE, EDINBURGH EH7 5BB

Occupying a prime main door, ground floor, corner position within the sought-after West Kilnacre development tucked behind Easter Road, the property is a modern, well-proportioned two bedroom flat offering bright, contemporary living space in a central location.

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DESCRIPTION

This property offers modern, comfortable and versatile living accommodation close to excellent amenities.

- Modern Main Door Flat
- Entrance Hall with good Storage
- Open-Plan Contemporary Living/Dining/Kitchen
- Principal Bedroom with Fitted Wardrobes
- En-Suite Shower Room
- Second Double Bedroom
- Bathroom
- Double-Glazing
- Gas Central Heating

LOCATION

The property enjoys a prominent position within this modern development, looking out over Lochend Park. The property is located close to the vibrant and fashionable areas of Easter Road, Leith Walk and the popular Shore area and offers an unrivalled variety of authentic bars and bistros, critically acclaimed restaurants (including Michelin starred) all located locally or within walking distance. Leith Farmers' Market (on most Saturdays) offers the perfect place to source fresh local produce and nearby cafes make for idyllic weekend brunch spots. The area offers an excellent variety of small speciality shops as well as large branches of both Tesco and Lidl. The City Centre is also nearby (either walking or via regular public transport), where you will find the Playhouse Theatre and the recently completed St James Quarter shopping centre featuring prestigious department stores, John Lewis and Harvey Nichols and other High Street brands whilst Ocean Terminal, (with a multiscreen cinema complex), is also within easy reach. For those that enjoy the outdoors one of the locations key attractions is the abundance of green space and scenic surroundings, with the open spaces of Lochend Loch and Park being accessible via a gate at the end of the road, while Arthurs seat, Leith Links, Holyrood Park and the picturesque fishing village and harbour of neighbouring Newhaven are all within easy reach and all provide much enjoyed recreational space. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk along the Water of Leith walkway and cycling path (there are various local access points to the city's cycle path network). For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool and fitness classes. Schooling is well represented within the area from nursery through to senior level. The area benefits from an excellent and extensive public transport network including 24 hour buses and the new tram network meaning quick and easy commuting to the City Centre, Waverley (which is also within walking distance) and Haymarket train stations, St Andrews Bus Station and Edinburgh International Airport. In summary the area combines the benefits of a residential setting with convenient access to everyday amenities, making it a desirable location for modern living.

Factor
The development is factored and the cost of this is approximately [ ] per quarter. This pays for the routine maintenance of the buildings and communal areas and block building insurance.

EXTRAS

Light fittings, curtains, blinds, floor coverings, integrated oven and hob, fridge freezer and washing machine are included in the sale.

COUNCIL TAX BAND

Band D

Viewing: By Appointment with Agents. Tel: 0131 467 7550













GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 70 SQ M / 753 SQ FT

WEST KILNACRE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 70 SQ M / 753 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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EPC RATING C

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