





'An exceptionally spacious and very well presented 2nd (top) floor corner flat that has lovely open outlooks including a beautifully panoramic view towards Arthur's Seat.'

The property for sale is an enviably positioned and bright top floor flat that forms part of a block of 6 similar sized properties and has the added benefit of an allocated garden to rear.

The accommodation comprises hallway with good storage space, lounge/dining room with contemporary living flame gas fire plus bay window within the dining area, modern fitted breakfasting kitchen with built in double oven, gas hob and integrated hood, 2 spacious double bedrooms with wonderful view towards Arthur's Seat and white 3pc bathroom with electric shower above bath. The property benefits from both gas central heating and double glazing. Secure entryphone system. Ample on street parking. Ideal first time purchase or buy to let investment.

Lounge/Dining Room	(17'4 max x 14'0) 5.29m x 4.26m
Breakfasting Kitchen	(12'2 x 9'3) 3.71m x 2.83m
Master Bedroom	(11'5 x 11'0) 3.48m x 3.37m
Bedroom 2	(12'10 x 9'6) 3.91m x 2.90m
Bathroom	(8'9 x 4'6) 2.65m x 1.38m

Lochend Crescent lies approximately 2.5 miles East of Princes Street and is therefore ideally placed for city centre living with a regular bus service available on Marionville Road. Within the vicinity there is a plethora of amenities to meet every day needs including a Co-operative Food Store, Sainsbury's and Morrisons supermarket, Meadowbank Retail park which houses a number of major retailers, Primary and Secondary Schools plus Meadowbank Sports Centre. A short distance away is the Omni Centre which has a multi-screen cinema complex and Virgin Active Health club with Holyrood Park providing 640 acres of dramatic parkland within the heart of the capital.

Extras

Garden hut. Kitchen appliances available by separate negotiation.

Energy Performance Rating E



