



50/1 Lochend Gardens

Lochend
Edinburgh
EH7 6DF

Well located, two bedroom, upper villa

Situated within the popular residential area of
Lochend Gardens



Scan Here!



2 BED



1 BATH



ON STREET

ENERGY

D

EPC RATING



50/1 Lochend Gardens

The Area

Lochend's nearest prominent neighbour is Meadowbank Sports Centre and this is a popular residential district comprising a variety of tenement properties interspersed with new flats and refurbished properties. In Marionville Road there are a number of small shops accommodating for every possible daily requirement and more can be satisfied at Abbeyhill or Piershill which many would consider to be one of the city's best served suburban shopping centres. At Jock's Lodge there is a large Morrisons Superstore and a variety of the shopping outlets and along Willowbrae Road and Milton Road is Asda and beyond that the Fort Kinnaird Retail Park.

Local amenities include Meadowbank Sports Centre, Lochend Park, Craigminty Golf Course, with the vast expanses of Holyrood Park and Arthur's Seat virtually on the doorstep.

The city centre is where Edinburgh's entertainment facilities tend to be highly concentrated. Princes Street can generally be reached in a matter of fifteen minutes and this is an area which enjoys excellent communications with other parts of the city.

The Property

McEwan Fraser Legal are delight to present to the market this well located, two bedroom, upper villa, situated within the popular residential area of Lochend Gardens.

The property is ideal for any first time buyer or buy-to-let investor. Internally the property could benefit from some modernisation, however there is no immediate work that needs carried out.

The property briefly comprises welcoming hall, large open living room with window to rear, kitchen providing a range of fitted wall and base units, two large double bedrooms, one befitting from having a large built in cupboard and white three piece bathroom suite.

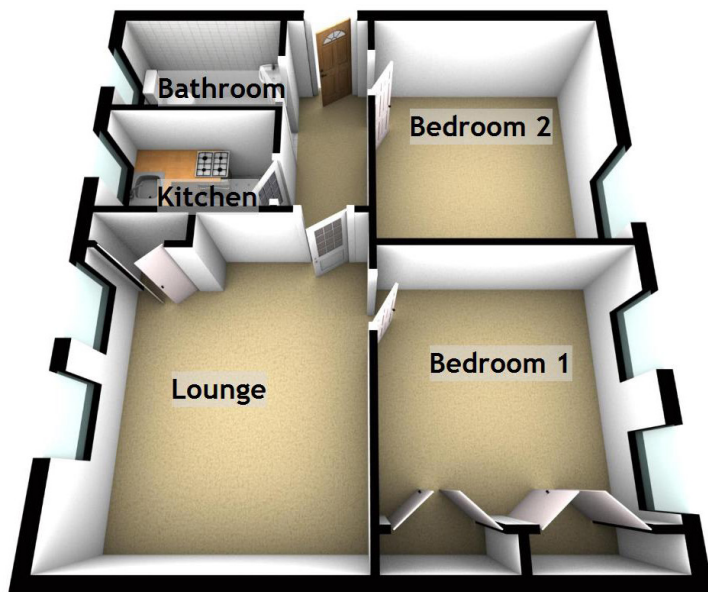
To the rear of the block lies an enclosed communal garden which is mainly laid to lawn as well as unrestricted on street parking in the street and surrounding area. A new gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost effective living environment.



The property is ideal for any first time buyer or buy-to-let investor



Floorplan, Dimensions and Map



APPROXIMATE DIMENSIONS

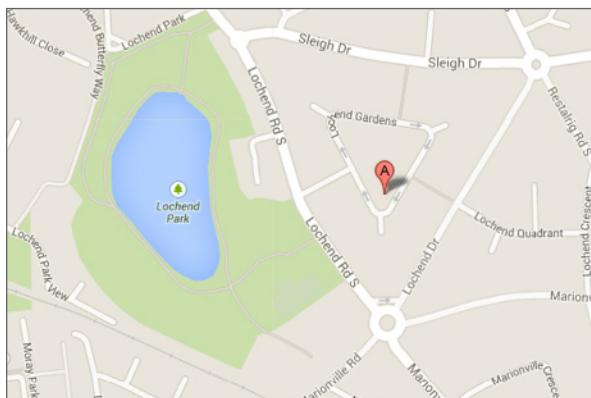
(Taken from the widest point)

Lounge	4.30m (14'11") x 3.60m (11'10")
Kitchen	2.30m (7'7") x 1.50m (4'11")
Bedroom 1	3.83m (12'7") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 2.50m (8'2")
Bathroom	2.56m (8'5") x 1.50m (4'11")

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings, blinds, light fittings, hob, oven, cooker hood, washing machine and fridge-freezer. Other items may be negotiated through separate negotiation.



McEwan Fraser Legal

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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their estate agents as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.



Text and description
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Surveyor



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