

# Flat 33, 4 Lochend Butterfly Way

LOCHEND, EDINBURGH, EH7 5BF



*Immaculate two-bedroom flat with  
beautiful views over Lochend Park*



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McEwan Fraser is delighted to present this immaculate two-bedroom flat with beautiful views over Lochend Park. The property has been significantly upgraded beyond the builder's original specification, and it would be an ideal first-time buy or a sound buy-to-let investment. Benefits include gas central heating, double glazing, a secure entry system, lift access, private residents' parking, and well-maintained communal grounds.

# THE LIVING ROOM / KITCHEN



Accommodation is focused on a bright and spacious open plan kitchen and living room that has a Juliet balcony overlooking Lochend Park. The room is neutrally decorated and finished with laminate flooring. There is ample space for a large suite, a dining table, and supporting furniture. This will give a new owner plenty of flexibility to create their ideal entertaining space.



The kitchen has a contemporary range of base and wall-mounted units that have plenty of prep and storage space alongside integrated appliances. Two extra storage cupboards can also be found in the hallway.







Bedroom one is a lovely double bedroom with an integrated wardrobe and plenty of space for a full suite of bedroom furniture. Bedroom two is a well-proportioned single that would make an ideal home office or guest bedroom. The accommodation is completed by a beautiful shower room that is partially tiled and finished with a white suite.

Internal viewing is highly recommended.

## THE SHOWER ROOM



# BEDROOM 1





# BEDROOM 2



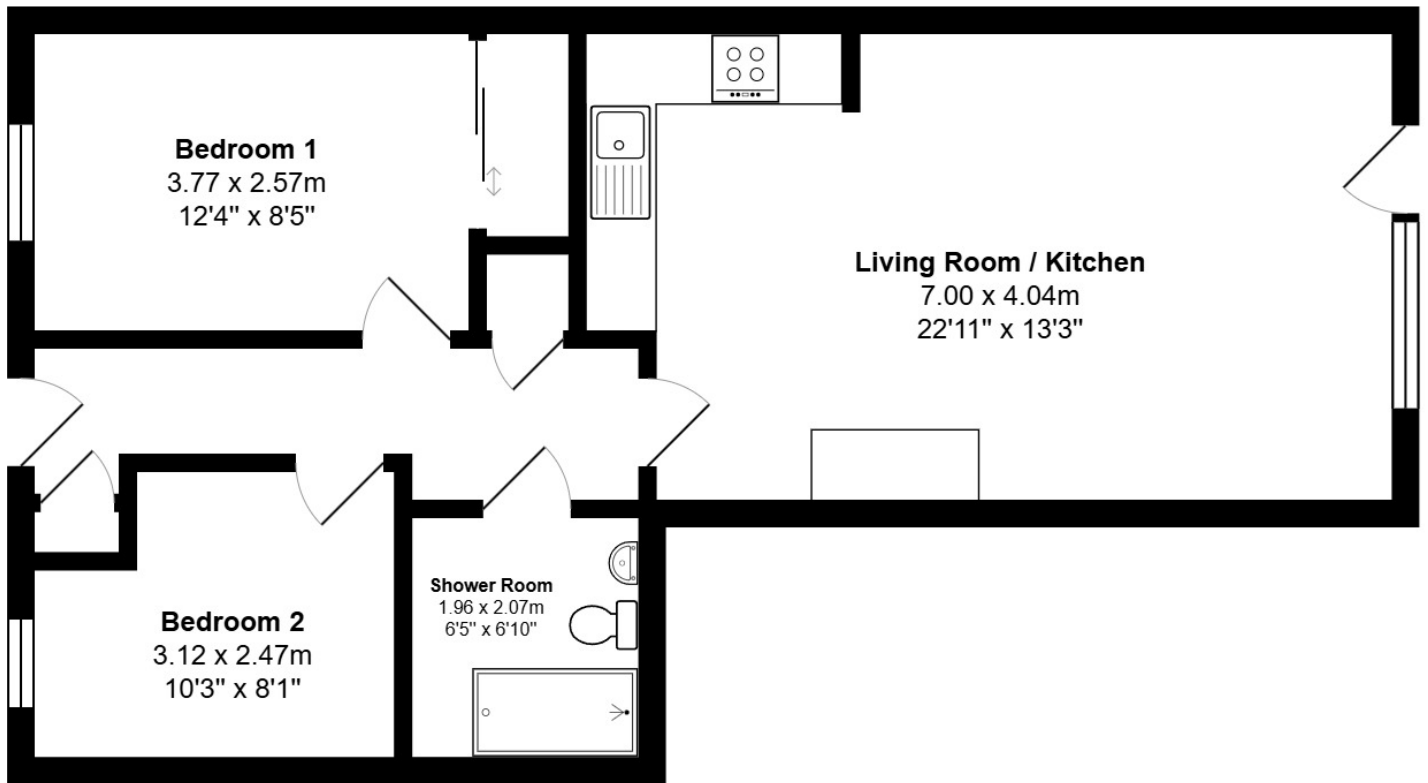


# EXTERNALS & VIEWS



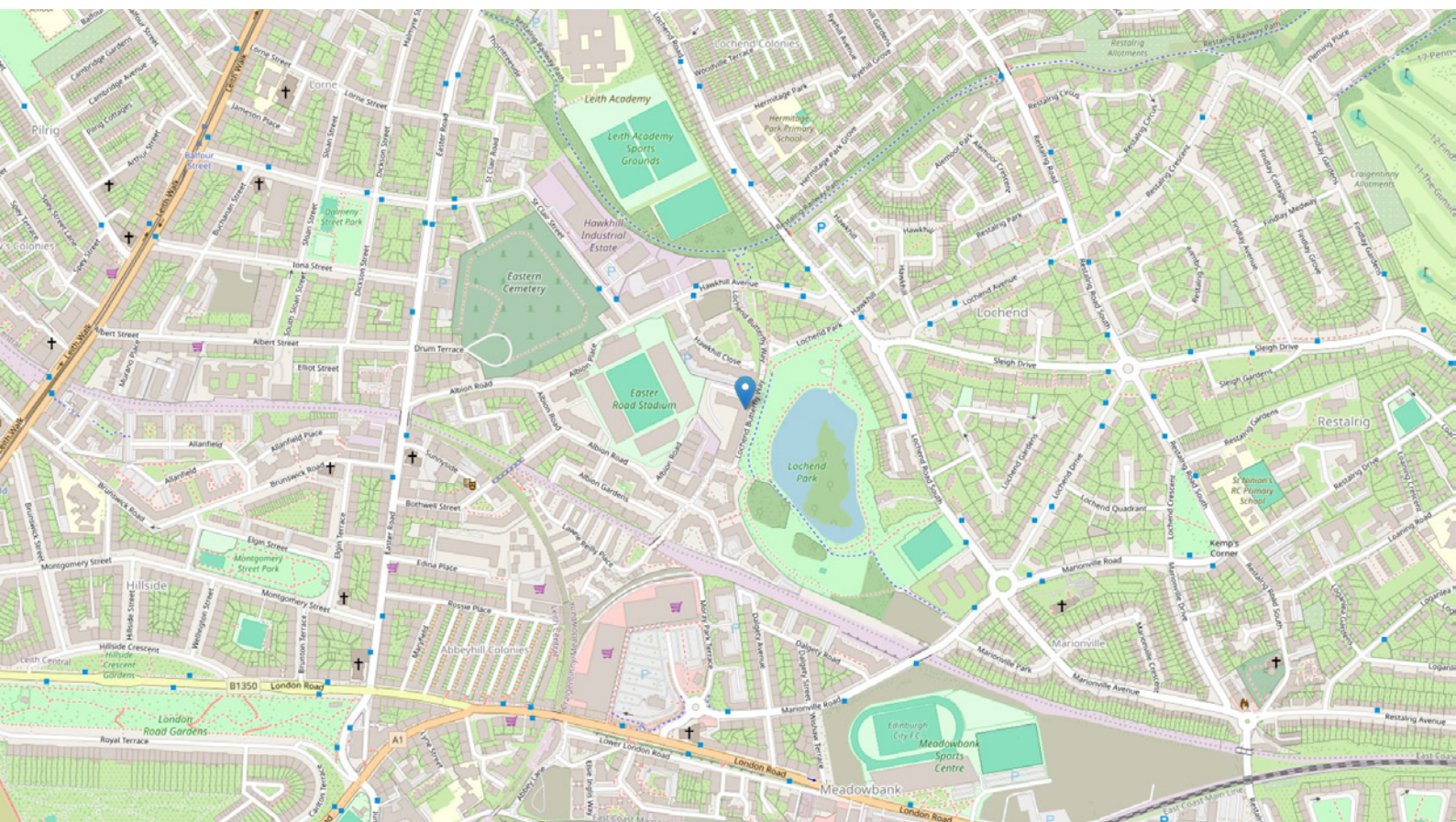


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup> | EPC Rating: B





# THE LOCATION

Situated just to the northeast of Edinburgh city centre, Easter Road is a popular choice for young professionals owing to its fantastic amenities and proximity to the city centre. Famed as the home of Hibernian Football Club, Easter Road itself is lined with an array of local shops, artisan cafes and businesses, while nearby Meadowbank Retail Park caters for a plethora of needs, with outlets including a Sainsbury's supermarket and a Lidl.







With its diverse blend of traditional pubs, trendy bars and restaurants, residents of Easter Road have a vibrant social scene right on their doorstep. In nearby Leith, The Shore is packed with fashionable bars and eateries, including two Michelin-star restaurants.

For a taste of the great outdoors, local parks and green spaces include Lochend Park, Leith Links and Holyrood Park, or for more rigorous exercise, Leith Victoria Swim Centre offers diverse fitness facilities.

Easter Road is in the catchment area for Leith Walk Primary School and Drummond Community High School. The area is also served by excellent public transport, including regular bus links across the city, and also allows easy access to the A1, Edinburgh City Bypass and the M8/M9 motorway network.



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