

**50A Lochend Road**  
**Edinburgh**  
**EH6 8BS**

**OFFERS OVER £255,000**



Attractive, spacious 2 Bedroom upper villa situated on Lochend Road in Edinburgh. The property is in a residential area only 2 miles away from the city centre. Accommodation comprises; Hall, Living room, Fitted Kitchen, 2 Bedrooms, Shower room and Garden. Full Double Glazing and Gas Central Heating.

**Viewing:**

By appointment with Selling Agents.

**11 – 15 Easter Road**  
**EDINBURGH**  
**EH7 5PJ**

**Tel. 0131 652 1166**  
**Fax. 0131 652 1199**

This is an attractive well situated two Bedroom upper villa set in a pleasant residential area within close distance to the city centre. The property has a well-sized living room which has a bay window that provides ample light and two double bedrooms with fitted wardrobes. There is a large modern kitchen with a ceramic electric hob and there is also a good-sized shower room in the property. Also, there is an extensive partially floored attic. Lastly, the property has a large private back garden and a front garden.

There are excellent transport links as it is close to Easter Road, which has lots of local shops and cafes and Meadowbank Retail Park which holds a large Sainsburys' and high street outlets.

For leisure, Holyrood Park and Arthur Seat are also within walking distance.

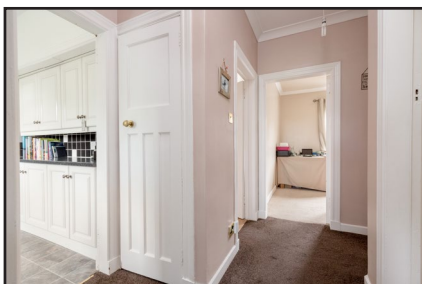
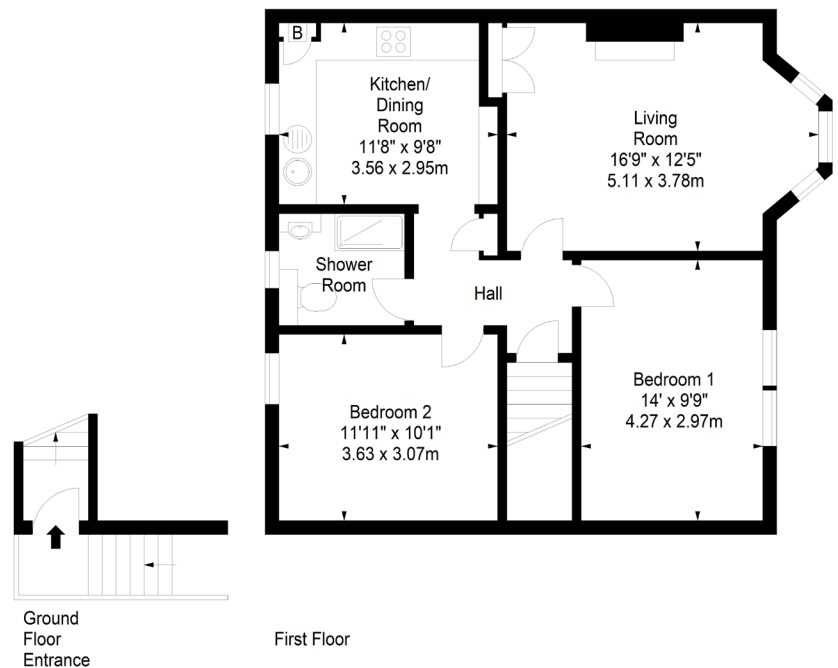
### Viewing

By appointment through Mackay Sinclair WS, 11-15 Easter Road, Edinburgh, EH7 5PJ. Tel: 0131 652 1166.

**Lochend Road,  
Edinburgh,  
Midlothian, EH6 8BS**



Approx. Gross Internal Area  
731 Sq Ft - 67.91 Sq M  
For identification only. Not to scale.  
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