



4/44 Lochend Butterfly Way

Leith, Edinburgh, EH7 5BF

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Forming part of an established modern development adjacent to Lochend Park in the popular Leith area of the city, this fifth/top-floor flat offers a double bedroom, an open-plan kitchen, living and dining room with a balcony and a shower room. The flat boasts wonderful views encompassing the iconic Arthur's Seat and has been significantly upgraded from the original specification with high-quality fixtures and fittings throughout, including a new kitchen and shower room.

A secure shared entrance and stairwell (or a lift) take you to the fifth/top floor, where the front door opens into a welcoming hallway (with two built-in storage cupboards) where the home's immaculate interiors are immediately introduced, with fresh neutral décor and stylish porcelain marble-inspired floor tiles. Following the hall along to the end, you reach an open-plan kitchen, living and dining room. The room is filled with sunshine through southeast-facing glazing, including French doors which open out onto a private balcony with wonderful views of Arthur's Seat. Back inside, the living area provides plenty of space for a choice of lounge and dining furniture, with a breakfasting peninsula creating the perfect space for morning coffee and socialising while cooking. The bespoke kitchen has been meticulously designed and reconfigured from the original layout and it is beautifully appointed with a selection of stylish, contemporary cabinets and gleaming quartz worktops. A full complement of neatly integrated appliances comprises an oven, a microwave, a large five-ring AEG induction hob, a fridge/freezer, an AEG dishwasher and a washer/dryer. The whole room echoes the presentation of the hall with the same pristine décor and porcelain floor tiles.



Features

- Fifth/top-floor flat in Leith
- Immaculately presented, high-specification contemporary interiors
- Secure shared entrance and lift service
- Inviting hallway with built-in storage
- Southeast-facing, open-plan kitchen, living and dining room and private balcony with Arthur's Seat views
- Well-proportioned double bedroom with built-in wardrobe
- Stylish shower room with rainfall showerhead
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C





“Boasting wonderful views encompassing the iconic Arthur’s Seat and has been significantly upgraded from the original specification”







The flat accommodates a well-proportioned double bedroom with floorspace maximised by a large built-in wardrobe with mirrored sliding doors. The bedroom is well-presented with neutral décor and fitted with a carpet for optimum comfort underfoot. Finally, a high-specification shower room completes the accommodation on offer and comprises a deluxe oversized walk-in enclosure with a tall rainfall showerhead, a basin set into wall-hung vanity storage with an LED mirror above and shelved recesses (one with a shaver point), a floating WC and a bespoke towel rail, all enveloped in stylish wall and floor tiling. The flat is kept warm by a gas central heating system (with upgraded column radiators) and benefits from double-glazed windows.

Externally the development is accompanied by private residents' parking.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Some furniture is available by separate negotiation.

Leith

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including in nearby Meadowbank which has a shopping park with a number of well-known retailers. Meadowbank is also home to a state-of-the-art sports centre, offering a well-equipped gym, fitness classes, games halls, indoor and outdoor athletics tracks, martial arts, boxing facilities, and a café. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides additional indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. In addition, a tram link along Constitution Street provides the area with a direct commute through the city centre to the airport.

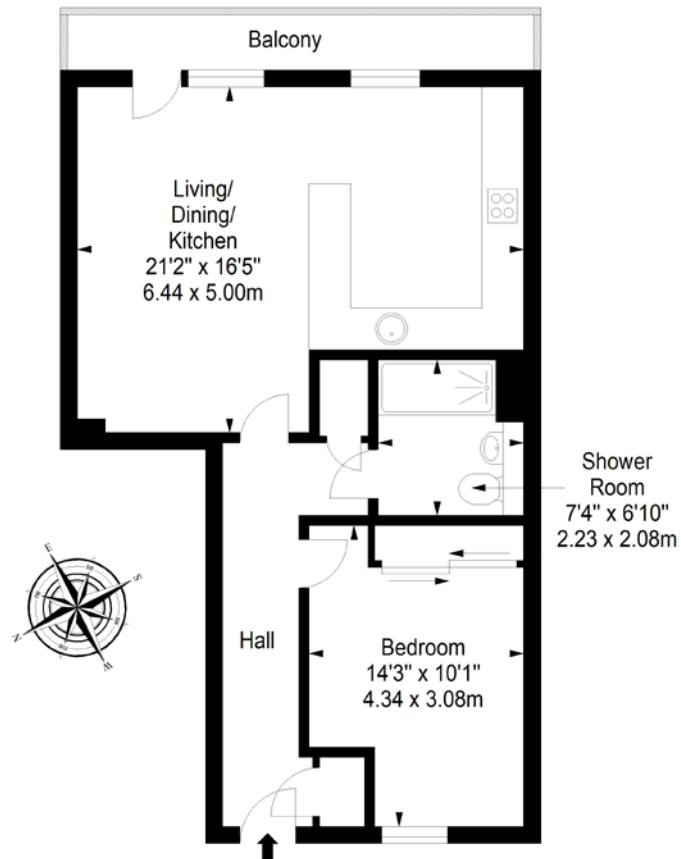




Floorplan

Fifth Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



Total area: approx. 57.1 sq. metres (614.6 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
www.clancys-solicitors.co.uk

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