



# HUNTERS

RESIDENTIAL



Edinburgh

4/21 Lochend Road, Leith links, EH6 8BR

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**Fixed Price £285,000**

Viewing: By appointment through agents on 0131 447 4747

#### PROPERTY DESCRIPTION

A Superb penthouse flat within a late Victorian sandstone schoolhouse. Constructed between 1885 and 1887 viewers will not fail to be impressed by this wonderful gothic inspired architecture. Set over the top two floors this beautiful, bright and stylish property has been architect designed to make the very most of the natural light and stunning views of Arthurs Seat and the Firth of Forth. This duplex apartment is finished to a very high standard throughout and benefits from versatile, spacious rooms and a modern, loft-living feel.

Access to this property is gained through a bright secure entryphone system with feature central atrium and glass lift up to the fourth floor. Once inside the flat there is a spacious entrance hall with enough space for a dinning area or office space and a vestibule, two useful recessed storage cupboards and double doors leading through to the main living space. This is a stunning space with ample room for distinct living, dining and office areas as well as a beautifully presented contemporary kitchen. Particular attention is drawn to the four windows to the south give fantastic views to Arthur's Seat whilst to the east there are views extending out to East Lothian. Double height ceilings enhance the feeling of space and light and a steel and timber staircase leads up to the galleried second living area on the fifth floor. The kitchen is finished to an exacting standard with granite worktop/breakfast bar and Siemens integrated appliances including five ring gas hob, extractor hood, electric oven, fridge, freezer, microwave and dishwasher. The master bedroom is a good size and has a large recessed wardrobe and a luxurious en suite bathroom with double-ended spa bath and separate walk-in shower. The fourth floor also has a handy utility room, a guest WC and a second staircase giving further access to the fifth floor.

The top level has a very large bedroom with stunning views as far as North Berwick, recessed wardrobe and a further recessed storage cupboard. There is also a bright newly fitted en suite shower room with walk-in shower and a door leads back out to the gallery, which looks back down over the main living space. The flat has gas central heating fired by a Saunier Duval boiler in the utility room and original sash windows that have been upgraded by Ventrolla insulation. Early viewing will confirm the singular quality and appeal of this unique property.

Externally, there is one allocated secure off-street parking space at the front of the buildings courtyard

- Stunning Duplex Apartment
- Loft Style Living Space
- Generous Entrance Hall
- Open-Plan Living/Dining Room
- High Quality Open-Plan Kitchen
- Second Galleried Public Room
- Two Spacious Bedrooms
- En Suite Bathroom
- En Suite Shower Room
- Guest WC
- Gas Central Heating
- Double-Glazing with Ventrolla Draught-Proofing
- Glass Lift from communal entrance
- Gated Off-Street Parking









## LOCATION

The property is situated within the highly regarded Leith Links area of Edinburgh which lies just over a mile from the city centre, The pleasant open tree lined space of Leith Links lies literally within a two minute walk of the property. An excellent range of local shopping facilities is located just moments away including supermarket. The more extensive amenities, shops and entertainments of Leith are within easy reach and the fashionable bars and renowned restaurants of The Shore are within a 10 minute stroll. Ocean Terminal is also within easy reach and provides a multi screen cinema and several restaurants as well as many popular shops. Excellent regular bus services provide good links into the city centre are within a few minutes walk, whilst there are rapid links to the city bypass and A1 via Seafield Road.

## FOURTH FLOOR

ENTRANCE HALL	15'7 x 9'9 (4.75m x 2.97m)
LIVING/DINING/KITCHEN	23'9 x 21'8 (7.24m x 6.60m)
BEDROOM ONE	15'4 x 11'8 (4.67m x 3.56m)
EN SUITE BATHROOM	15'2 x 6'4 (4.62m x 1.93m)
GUEST WC	7'1 x 5'11 (2.16m x 1.80m) at widest

## Local Amenities

### COUNCIL TAX BAND F

Buses - few hundred yards

Waverley Railway Station – 3.6 miles

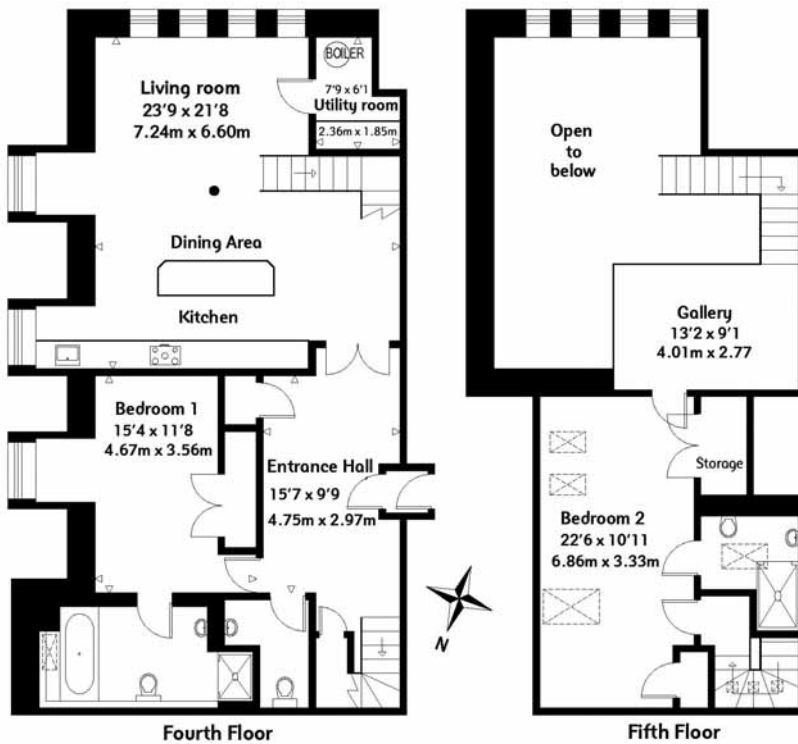
Edinburgh Airport – 7miles

## FIFTH FLOOR

GALLERY	13'2 x 9'1 (4.01m x 2.77m)
BEDROOM TWO	22'6 x 10'11 (6.86m x 3.33m)
EN SUITE SHOWER ROOM	8'2 x 6'11 (2.49m x 2.11m) at widest







Fourth Floor

Fifth Floor

Not to scale - for illustrative purposes only  
 Approximate Gross internal floor area - 1629 SQ FT/ 152 SQ M

All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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