

**8/2 Lochend Drive  
Edinburgh EH7 6DW**

**Offers Over £160,000**

- Superb two bedroom flat
- Lounge/diner
- Kitchen with ample storage
- Two bedrooms
- Bathroom with three piece suite and electric shower over bath
- Private rear garden & communal drying green
- Gas central heating and double glazing
- On street parking

**Council Tax Band: B**  
**Tenure: Freehold**



## Superb two bed first floor flat

Blair Cadell are delighted to present this superb two-bedroom flat, located within the ever-popular Lochend area of the city. Beautifully presented, the property offers stylish and comfortable accommodation throughout. Benefiting from a well-connected location close to excellent local amenities and convenient transport links, this impressive home is sure to appeal to first-time buyers, professionals, and investors alike.

A welcoming entrance hallway leads into a bright and spacious lounge/dining room, enjoying a peaceful outlook over the private rear garden an ideal space for both relaxing and entertaining. The kitchen which was fully refurbished in 2025 is well equipped with an electric hob and oven, integrated fridge freezer, and excellent storage facilities. The property offers a generous principal bedroom with built-in wardrobes, a well-proportioned second bedroom, the bathroom is fitted with a three-piece suite with electric shower over the bath. Further benefits include gas central heating, double glazing throughout, a beautifully maintained South East facing private rear garden with shed storage and access to a communal drying green.

Lochend is a highly popular residential area located just east of Edinburgh's City Centre, offering an excellent balance of convenience, green space and city living. The area is well served by a wide range of local amenities, with the nearby Meadowbank Retail Park featuring an excellent selection of high street retailers, supermarkets and leisure facilities. The vibrant neighbouring districts of Leith and Easter Road are also within easy reach, renowned for their superb choice of independent cafés, popular bars and well-regarded restaurants.

For outdoor enthusiasts, both Holyrood Park and Lochend Park are close by, providing beautiful open spaces for walking, cycling and recreation. The area also benefits from excellent public transport links, with regular bus services and convenient road connections offering quick and easy access to Edinburgh City Centre, the City Bypass and surrounding areas.

**Viewing By appointment 0131 337 1800**

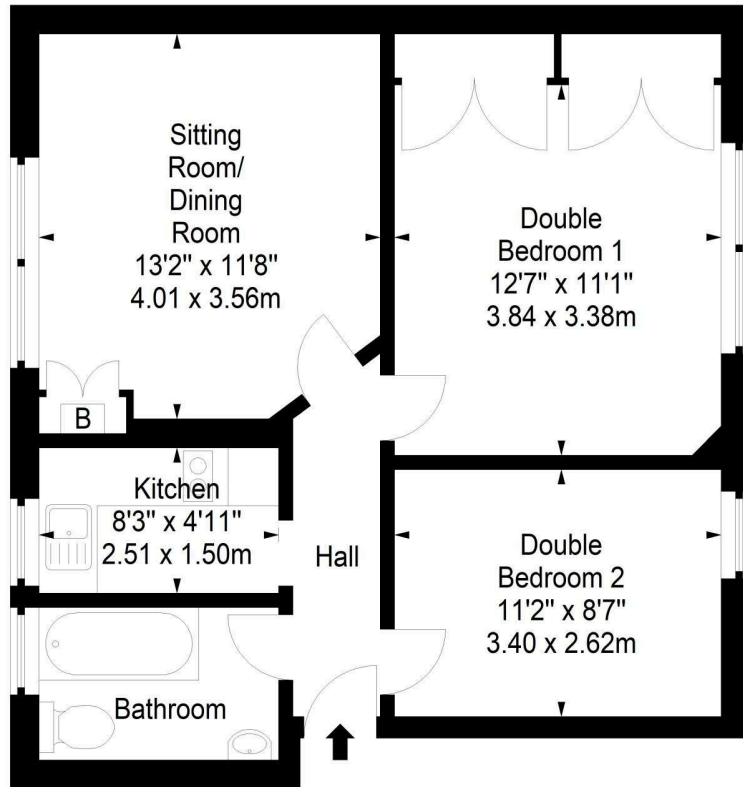




Lochend Drive,  
Edinburgh,  
Midlothian, EH7 6DW



Approx. Gross Internal Area  
565 Sq Ft - 52.49 Sq M  
For identification only. Not to scale.  
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First Floor



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