



## 288/11 (3F3) Easter Road, Edinburgh, EH6 8JU

Light & Well-Presented, One Bedroom, Third (Top) Floor Flat

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# Property Description

Light and well-presented, one-bedroom, third (top) floor flat, forming part of a traditional stone-built tenement. Located in the popular Easter Road area, east of Edinburgh city centre.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a double bedroom, and a bathroom.

Freshly decorated for the market, features include a fitted kitchen, gas central heating and double glazing. In addition, there is period cornice work, a secured entry system, and views of the Edinburgh skyline.

Externally, there is a shared garden to the rear, a well-kept communal stairway, and unrestricted parking to the front and surrounding streets.

A welcoming entrance hall gives access throughout, and features the secured entry handset, a deep built-in storage cupboard and a skylight window. An open-plan public room includes a gas fireplace with a tasteful surround, an open shelved press, plain coving and a central light fitting.

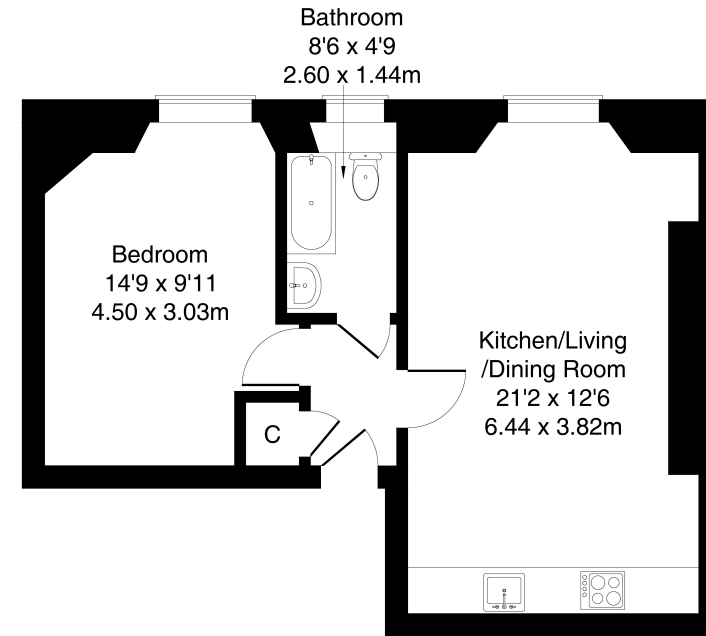
Set to the rear of the room, the kitchen area has tiled flooring with spotlighting above, whilst fitted units include stone-effect worktops, a tiled splashback surround, a sink with drainer, a washing machine and an integrated oven and gas hob.

A good-sized double bedroom offers ample space for additional freestanding storage, period cornice work and a central pendant light fitting. Completing the accommodation, the bathroom is fitted with a three-piece suite, including a shower unit over the bath, tiled flooring and splash walls.



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Approximate Gross Internal Area: (495 sq ft - 46 sq m.)



**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

# Area Description





Easter Road is an established and bustling east of city centre location with a mix of traditional and modern residential properties. A high amenity area with extensive local convenience and specialist shopping nearby, there is also a rich variety of local artisan shops, delicatessens and coffee shops. Frequent public transport is available on Easter Road, London Road and Leith Walk, with the new tram route to Newhaven now operating. Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and the Old Town are all accessible by foot, as is the Omni Centre which has a

variety of bars and restaurants, as well as a fitness centre and a multi-screen cinema; whilst the newly redeveloped St James Quarter offers a wide range of retail shops and further restaurants and bars. Lochend Park, Holyrood Park, Calton Hill and Arthur's Seat offer open green spaces for walks and recreation, while the recently completed state-of-the-art Meadowbank Sports Centre is within close proximity, providing a range of sports facilities.





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