



1/18 Bothwell House, Bothwell Street, Easter Road, Edinburgh, EH7 5YL

Light & Well-Presented One Bedroom, Corner-Aspect, First Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove[®] Zoopla
find your happy

Property Description

Light and well-presented, one bedroom, first floor flat, set on the corner-aspect of a bespoke conversion of a Victorian printing factory. The property is conveniently located in the vibrant Easter Road area, just east of Edinburgh city centre.

Comprises: an entrance hallway, living room, kitchen, double bedroom, and a bathroom.

Highlights include a quality fitted kitchen with appliances, contemporary flooring, electric heating, double glazing, and good-storage provision.

In addition, this factored property offers a secured entry system, well-kept communal halls, a shared bike store, and an on-site caretaker.

The hallway gives access throughout and features three built-in store cupboards, wood-effect flooring and the entryphone handset. A bright dual-aspect living room has windows to the north and the west, and includes wood-effect flooring, two pendant light fittings, and room for lounge and dining furniture.

The kitchen has a front-facing window and includes stylish fitted units and worktops, an inset sink, natural stone tiled surround, unit downlighting, a washer/dryer, fridge/freezer, and an integrated electric oven and ceramic hob.

The bright double bedroom has a side-aspect window and features a built-in mirrored wardrobe, carpeted flooring, and a central light fitting.

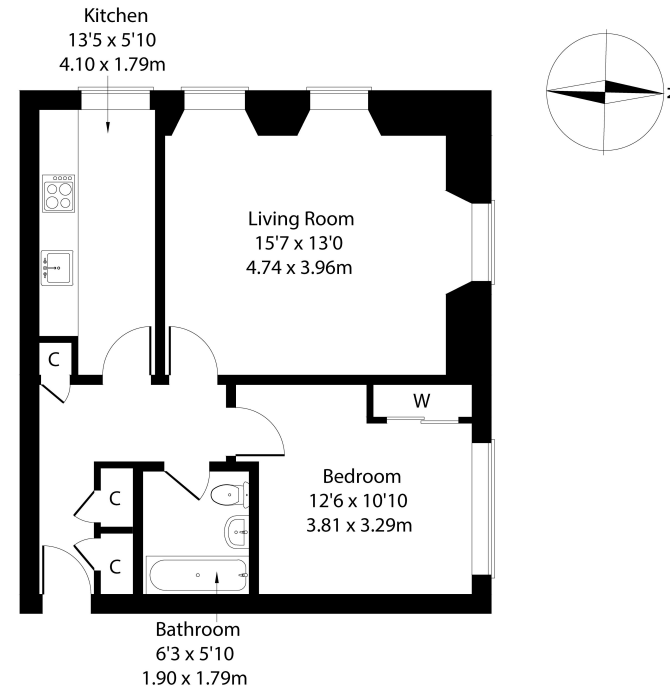
Completing the accommodation, the bathroom is set internally off the hall and is fitted with a three-piece suite, a shower unit over the bath, and tiled splash walls.

A Virtual 360 Tour is available online.

mov⁸ REAL ESTATE
Estate Agents and Solicitors

1/18 Bothwell House, Bothwell Street, Edinburgh EH7 5YL

Approximate Gross Internal Area: (484 sq ft - 45 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, there is extensive local convenience and specialist shopping nearby including a Lidl supermarket, a Tesco superstore on Duke Street to the north in Leith, and a Sainsbury's at Meadowbank Shopping Park to the south. Frequent public transport is available on Easter Road and London Road, with

Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and the Old Town all accessible by foot, as is the Omni Centre with bars, restaurants, a fitness centre, and a multi-screen cinema. Lochend Park, Holyrood Park and Arthur's Seat offer open green spaces for walks and recreation, while the seafront promenade and Portobello Beach are just a short drive/bus ride away.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

