



299/4 Easter Road, Edinburgh, EH6 8LH

Stylish, Bright & Spacious. Two Bedroom, Second Floor Flat, with Study

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Property Description

Stylish, bright and spacious, two-bedroom, second-floor flat, with study, high ceiling and extensive period features. Forming part of a well-maintained traditional tenement, conveniently located in the popular Leith area, close to an excellent range of local amenities and the city centre.

Ready-to-move, well-finished accommodation, highlights include a modern bathroom and a high-quality fully fitted kitchen, contemporary flooring and gas central heating with new stylish radiators. In addition, there is superb storage provision, including a fitted wardrobe in bedroom one, several good size cupboards and double glazing throughout.

Externally the property benefits from a large sunny shared garden, quietly situated to the rear; and free on-street parking; whilst a bright communal stairwell is very well maintained.

The welcoming hall features contemporary flooring, period cornice-work, the secured entry handset and a built-in cupboard. The impressive twin-windowed public room offers a dining space and lounge area, including ornate cornice work, a 'feature' press cupboard, contemporary flooring and a wall-mount TV point. The bright and spacious, well-planned, semi-partitioned room has a newly fitted high-quality kitchen, including a coffee station, marble style Corian worktops, pull-out kitchen tap, an integrated dishwasher, fridge/freezer, microwave, multifunction oven and an induction hob.

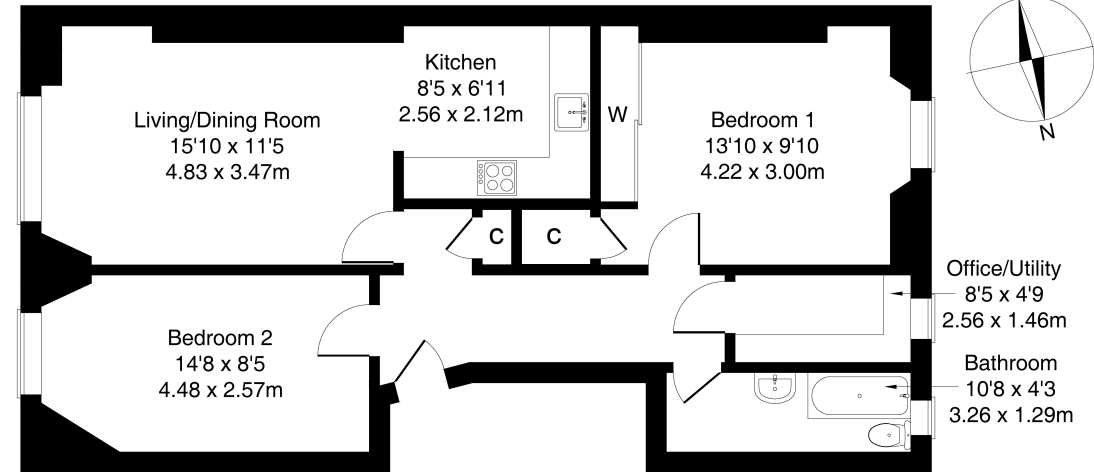
Bedroom one is located to the rear, with a large and well-designed built-in wardrobe, a built-in store cupboard and a wall-mounted TV point. To the front is a second double bedroom, with carpeted flooring, cornice work, and ample space for freestanding storage. Overlooking the shared garden, there is a flexible office and utility room with fitted worktops, monitor mount and built-in units. The good size bathroom is fully tiled, fitted with a stylish suite and includes a mains shower over the bath.

All fitted floorcoverings, integrated appliances fittings are included in the sale. Furniture and designer light fittings are available by separate negotiation.



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Approximate Gross Internal Area: (732 sq ft - 68 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 a short distance to the northeast of Edinburgh's city centre, making it extremely accessible both on foot and by public transport. It is within close proximity of an excellent range of independent shops, supermarkets, trendy bars, restaurants, gyms and the vibrant shore area which features a cosmopolitan range of bistros and Michelin-starred restaurants whilst Ocean Terminal and new St James Quarter shopping centres offer many high street names, restaurants and multi-screen cinemas. Minutes away from the flat, there are public parks and green spaces like the expansive Leith

Links and the water of Leith walkway. Portobello beach is a 10minutes drive away. Waverley train station is 20 minutes away by foot. Frequent bus services are available opposite the flat and surrounding streets with a new tram extension on Leith walk expected to be complete by spring 2023. It is also worth noting the easy access to Edinburgh's universities. The area is well-served by a number of primary schools, with second schooling down the road at Leith Academy.





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