



**2f1, 368 Easter Road, Easter Road, Edinburgh, EH6 8JP**

Tastefully Presented & Spacious, Two Bedroom, Second Floor Flat

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# Property Description

Tastefully presented and spacious, two-bedroom, second-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 hallway, living/dining room, kitchen, two double bedrooms and a bathroom.

An impressive period property, with a front-facing bay window, ornate cornice work, tall ceilings and generous room sizes. Featuring superb storage, a modern kitchen, a stylish quality bathroom, contemporary flooring, gas central heating and double glazing.

Externally there is a well-maintained shared garden to the rear, a light and well-kept communal stairway, and zoned street parking to the front.

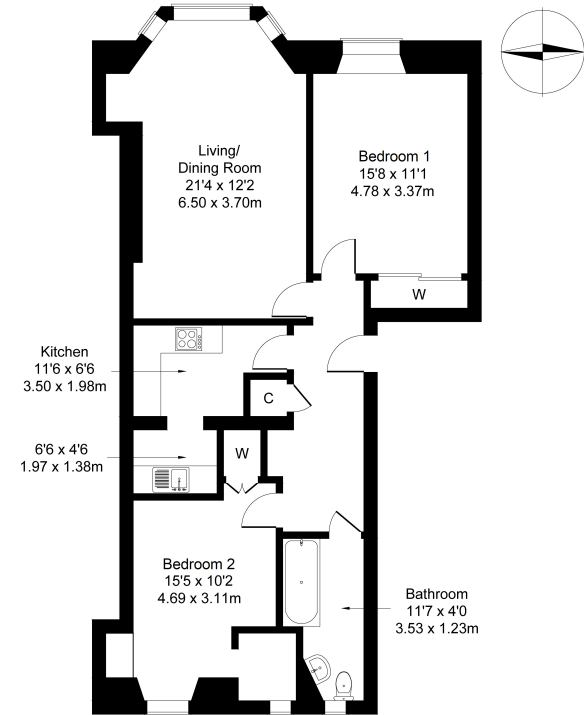
A welcoming entrance hall provides access throughout the property, and features a built-in storage cupboard and wood effect flooring. The tastefully finished living room is set to the front, with a large bay window allowing plentiful natural light, ornate cornice work, an open press with shelves, a fireplace and wood effect flooring. Set internally off the hall, the kitchen is fitted with wall and base units split into two areas, including stone effect worktops, a sink with drainer, a tiled surround and ample space for a breakfast table.

Set to the front, the main bedroom features a large deep built-in wardrobe with mirror sliding doors providing superb storage; whilst bedroom two is set to the rear, similarly well-sized with a built-in wardrobe, wood effect flooring, a central light fitting and a walk-in dresser with a window. Completing the accommodation, the stylish bathroom is set to the rear, fitted with a modern three-piece suite including an electric shower over the bath, tiled splash walls, wood effect flooring, spotlights and a ladder-style radiator.

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Approximate Gross Internal Area: (936 sq ft - 87 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 with a bus stop less than 30 metres away with bus services to Royal Mile, Princess Street, Fountain Park, and Ocean Terminal, whilst further buses are available on London Road and Leith Walk, as well as the new tram route to Newhaven now operating. Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and the Old Town are also all

accessible by foot if desired, 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 Leith Victoria Swimming Pool and Leisure Centre and the recently completed state-of-the-art Meadowbank Sports Centre are within close proximity, providing a range of sports facilities.





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