



6/23, St Clair Road, Edinburgh, EH6 8JY

Bright, Well-Presented, Two-Bedroom, Third-Floor Flat

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Property Description

Bright, well-presented, and generously proportioned, this attractive two-bedroom third-floor flat enjoys a desirable corner aspect within a modern, factored development. Ideally located in the vibrant Easter Road area, just northeast of Edinburgh's city centre, the property offers an excellent blend of style, comfort, and convenience.

Comprises an entrance hallway, living/dining room, kitchen, master bedroom with en-suite shower room, a further double bedroom, and a bathroom.

Highlights include an impressive corner aspect living room, a fitted kitchen with appliances, modern bathroom suites, and light neutral decor. In addition, there is gas central heating, double glazing, and excellent integrated storage, including a walk-in hall store.

The development benefits from a secure entry system, two permits for the private residential car park, and well-kept landscaped grounds.

The welcoming entrance hall, complete with laminate flooring, provides access to all rooms and includes two handy storage cupboards. A spacious living room benefits from a corner aspect, allowing natural light to pour in. With carpeted flooring and ample room for both relaxation and dining, it's the perfect space for entertaining or unwinding. The modern kitchen features a range of fitted wall and base units, complemented by stone-effect worktops and tiled splashbacks. Integrated appliances include a hob, oven, and fridge/freezer, with space for additional freestanding appliances.

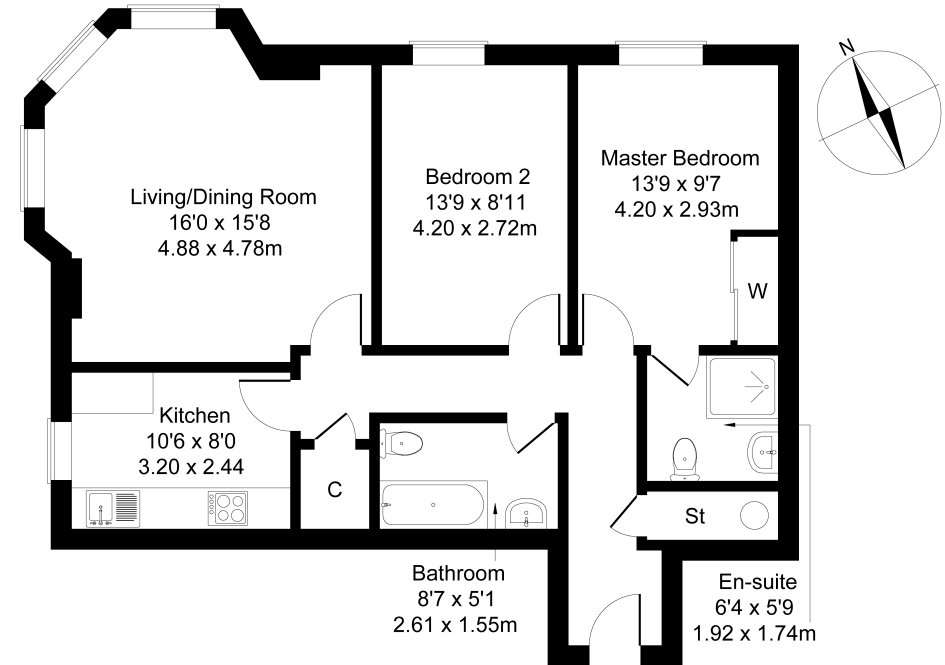
The master bedroom is a generous double, complete with carpeted flooring, a built-in mirrored wardrobe, and a stylish en-suite shower room. A second well-sized double bedroom also offers neutral décor, carpeted flooring, and flexibility for freestanding furniture. A modern family bathroom completes the accommodation, fitted with a three-piece suite including a shower over the bath and tiled splash walls.

This appealing flat is ideal for first-time buyers, professionals, or investors seeking a property in a sought-after city location with excellent local amenities and transport links.



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Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



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

Area Description

Set in the vibrant and well-established Easter Road area, just east of Edinburgh's city centre, this property enjoys a lively mix of traditional charm and modern living. The neighbourhood offers a wealth of amenities, including convenience stores, independent retailers, artisan shops, delicatessens, and welcoming coffee spots. Excellent transport links are available via Easter Road, London Road, and Leith Walk, now enhanced by the new tram route to Newhaven. Key city landmarks

like the Royal Mile, Princes Street, the Scottish Parliament, and the Old Town are within walking distance. The nearby Omni Centre features restaurants, bars, a cinema, and a gym, while the St James Quarter offers premium retail and dining options. Outdoor enthusiasts will enjoy Lochend Park, Holyrood Park, Calton Hill, and Arthur's Seat, all close by. The newly redeveloped Meadowbank Sports Centre also offers a wide range of cutting-edge fitness facilities.





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