



## 295/9 Easter Road, Edinburgh, EH6 8LH

Tastefully Presented & Flexible Two Bedroom, Third (Top) Floor Flat

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

espc rightmove<sup>®</sup> Zoopla  
find your happy



# Property Description

Set on the third (top) floor of a traditional stone-built tenement, this tastefully presented two-bedroom flat offers flexible living space and an ideal blend of classic features and modern functionality in the vibrant city location of Easter Road, northeast of Edinburgh city centre.

Comprises an entrance hallway, living/dining/kitchen, two double bedrooms, and a bathroom.

With a southerly facing bay window enjoying vibrant street views and beyond to Arthur's Seat, this eclectic property offers a flexible layout and generous room sizes. This period property also includes tall ceilings, original varnished wood flooring, and ornate cornice work.

Further features include a modern fitted kitchen with appliances, gas central heating, double glazing, and good integrated storage. In addition, there is a secured entry system, a skylight cupola for the communal stairway, and a well-maintained shared garden.

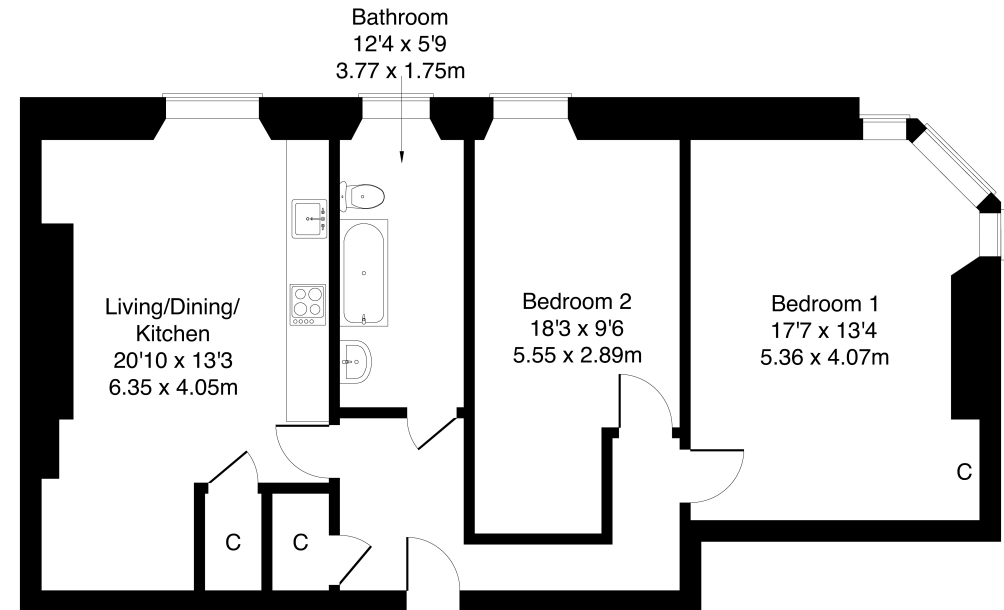
The welcoming entrance hall leads to all rooms and includes a useful storage cupboard. A bright and spacious open-plan living, dining, and kitchen area features original varnished wood flooring continuing from the hall, neutral décor, and an additional storage cupboard. The kitchen is well-appointed with fitted wall and base units, tiled splashbacks, a stainless steel sink with drainer, an integrated gas hob and an eye-level oven, and a freestanding washing machine and fridge/freezer. A built-in larder cupboard offers additional storage space, with shelving and power outlets.

A generously proportioned main bedroom boasts a charming corner bay window with views of Arthur's Seat, allowing for an abundance of natural light from its south-facing aspect, and is enhanced by elegant period details including cornicing, a ceiling rose, and a traditional press with shelving. A second good-sized double bedroom is positioned adjacent, featuring a traditional-style fireplace that adds further character to the space. Completing the home, a stylish bathroom is fitted with a traditional-style three-piece suite, including a freestanding roll-top bath with a shower over, exposed brick walls, a ladder-style radiator, and easy-maintenance vinyl flooring.



**295/9 Easter Road, Edinburgh EH6 8LH**

**Approximate Gross Internal Area: (853 sq ft - 79.2 sq m.)**



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

## Area Description

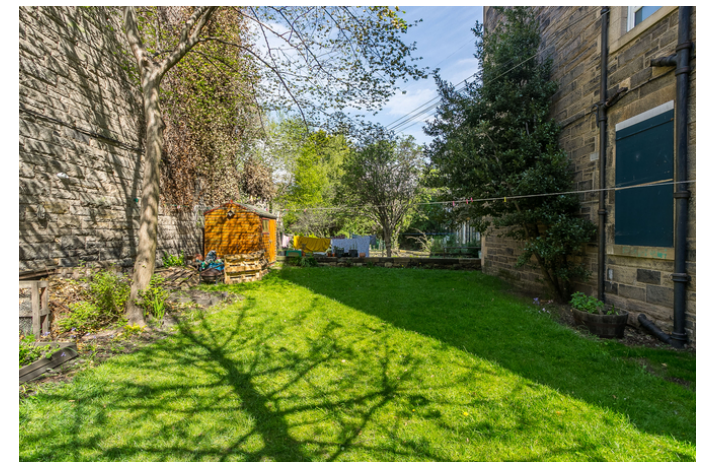
Located just east of Edinburgh's city centre, Easter Road is a vibrant and well-established neighbourhood that blends traditional charm with modern living. The area boasts a wide range of local amenities, including convenience stores, specialist retailers, artisan shops, delicatessens, and independent coffee houses. Excellent transport links are available via Easter Road, London Road, and Leith Walk, now enhanced by the newly operating tram route to Newhaven. Many of the city's key landmarks—including the Royal Mile, Princes Street, the Scottish Parliament, and the historic Old

Town—are within easy walking distance. Residents also benefit from nearby attractions such as the Omni Centre, which offers dining, a cinema, and a gym, and the newly redeveloped St James Quarter with its extensive retail and leisure options. For outdoor enthusiasts, Lochend Park, Holyrood Park, Calton Hill, and Arthur's Seat provide scenic green spaces, while the cutting-edge Meadowbank Sports Centre offers comprehensive sports and fitness facilities close by.









## 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](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.