



153/4 Easter Road, Easter Road, Edinburgh, EH7 5QB

Well Presented, Two Bedroom, Dual Aspect, First Floor Flat

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Property Description

Well presented, two-bedroom, dual-aspect flat on the first floor of a modern, factored apartment block, set in a residential development set just off Easter Road, to the east of Edinburgh city centre.

Comprises an entrance hall, living room with an open plan dining kitchen, master bedroom with an en-suite, a further double bedroom and a bathroom.

Features include fresh neutral décor, a newly installed bathroom, double glazing, gas central heating, excellent integral storage space and a secure entry system. The property has been recently redecorated and refurbished, but with new flooring required throughout.

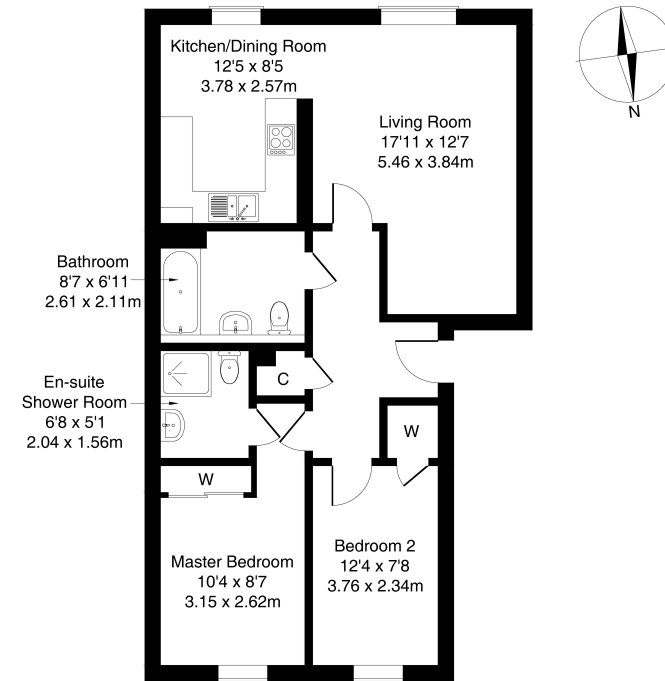
Externally, there is ample space in the monitored resident's car park, and well-tended, communal garden grounds and bike storage.

The entrance hall has a storage cupboard, a secure entryphone and serves each room within the flat. To the rear of the property, the very light southerly facing and spacious living room has a large window affording lots of natural light, pendant lighting, and is open plan to the dining kitchen which is fitted with contemporary units, stone effect worktops and a stainless steel sink. Integrated appliances include a gas hob, electric oven and an extractor hood, with ample space for further freestanding white goods.

To the front, the master bedroom features a built-in wardrobe with sliding mirror doors and an en-suite shower room fitted with a two-piece suite and shower cubicle with a mains mixer; whilst bedroom, is similarly well-sized, also with built-in wardrobe space. Set internally off the hall, the recently fitted bathroom has a modern three-piece suite with a mains mixer shower over the bath and tiled splashbacks.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (764 sq ft - 71 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, London Road and Leith Walk, with the tram line due to finish in spring 2023. Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and

the Old Town are all accessible by foot, as is the Omni Centre which has a variety of bars, restaurants, as well as a fitness centre and a multi-screen cinema. The newly redeveloped St James Quarter offers a wide range of retail shops and further restaurants. Lochend Park, Holyrood Park, Calton Hill and Arthur's Seat offer open green spaces for walks and recreation.





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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

