



Estate Agents and Solicitors

14/1 St Clair Road, Easter Road, Edinburgh, EH6 8JJ

Light and Beautifully Presented, Two-Bedroom, Dual-Aspect, Ground-Floor Flat

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Property Description

Light and beautifully presented, two-bedroom, dual-aspect, ground-floor flat, with private residential parking. Forming part of a modern, factored residential development, located in the popular Easter Road area, lying to the north-east of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, utility cupboard, two double bedrooms, an en-suite shower room and a bathroom.

Tastefully finished throughout, features include a fitted kitchen with appliances, stylish bathrooms and contemporary flooring. In addition, there is NEST gas central heating, double glazing, CCTV and good integrated storage provision.

The development includes a secure entry system, private permit residential parking and landscaped grounds.

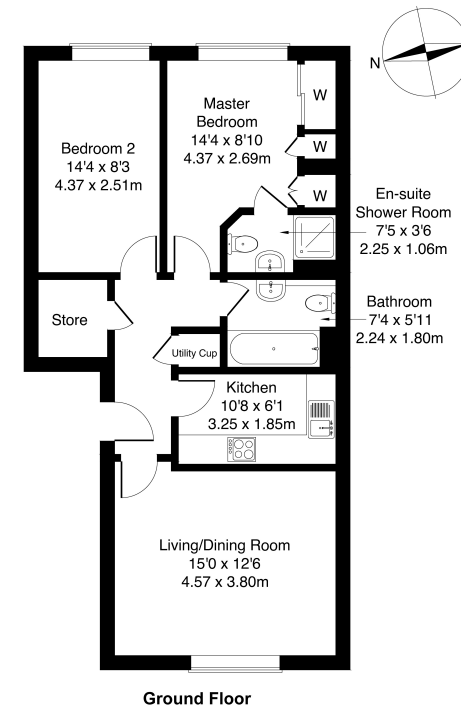
The hallway gives access throughout and features two built-in store cupboards (one housing a washing machine and a microwave), a secure entry system and modern flooring which continues into the kitchen and lounge. Set to the front, a well-proportioned public room offers space for both lounge and dining furniture, and includes a wall-mount TV point, and both pendant and recessed spotlight fittings. A modern fitted kitchen includes stone-effect worktops with a mosaic tiled surround, a sink with a drainer, unit downlighting, a dishwasher, an integrated fridge/freezer, an electric oven and a gas hob.

The double bedrooms are set to the rear including wood-effect flooring, coving and central pendant light fittings. The master bedroom also has wall-mounted bedside lights, built-in wardrobes, and an en-suite shower room with an integrated cubicle. The bathroom is set internally and has a stylish suite including a concealed cistern, a mains shower over the bath, recessed spotlighting, a shaver point, a ladder-style radiator and tiled splash walls.

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Approximate Gross Internal Area: (710 sq ft - 66 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 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 new tram route to Newhaven now operating. 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 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 the recently completed state-of-the-art Meadowbank Sports Centre is within close proximity, providing a range of sports facilities.





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