



**376/7, Easter Road, Edinburgh, EH6 8JW**

Well Presented, Two Bedroom, Dual Aspect, Third (Top) Floor Flat

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# Property Description

Well presented, two-bedroom, dual-aspect, third (top) floor flat, in a factored apartment block, set on the bustling and vibrant Easter Road, to the east of Edinburgh city centre.

Comprises: an entrance hall, living room, kitchen, two double bedrooms and a bathroom.

Features include double glazing, electric storage heating, a secure entry system, integral storage space including a partially floored attic, and TV and telephone points.

Externally, there is one allocated space available in the rear-set resident's car park, well-tended communal grounds, and further unrestricted parking to the front and on surrounding streets.

The entrance hall serves each room within the property, has the secure entry phone handset and a storage cupboard. Set to the rear, the bright living room features wood-effect laminate flooring, inset downlights, and space for freestanding lounge and dining furniture.

The well-proportioned kitchen is fitted with traditional style units, stone effect worktops, a stainless steel sink and tiled splashbacks. Appliances include an extractor hood, freestanding electric cooker, washing machine and fridge/freezer.

Bedroom one is set to the front, with carpeted flooring, a built-in wardrobe and a corner set box bay window that looks down Easter Road; whilst bedroom two is similarly finished, with carpeted flooring and space for freestanding bedroom furniture.

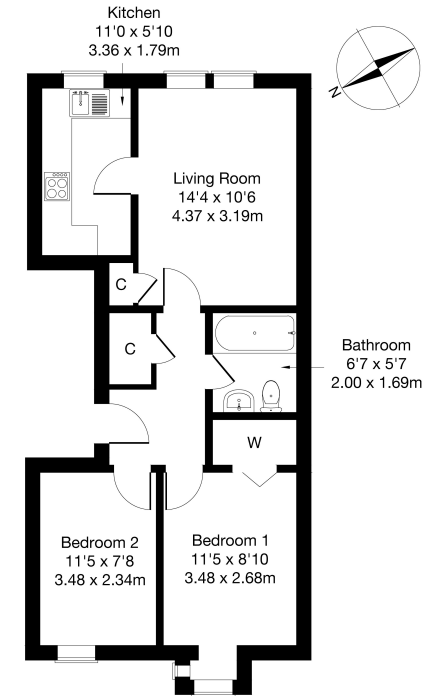
Set internally off the hall, the bathroom is fitted with a contemporary white three-piece suite with an electric shower over the bath and tiled splashbacks.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (560 sq ft - 52 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, offering extensive local convenience and specialist shopping nearby including a Lidl supermarket, a Tesco superstore on Duke Street to the north in Leith, and a Sainsbury's at Meadowbank Shopping Park to the east. As well as, various local artisan shops and a range of delicatessens and coffee

shops. Frequent public transport is available on Easter Road and London Road, with Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and the Old Town all accessible by foot, as is the Omni Centre with bars, restaurants, a fitness centre, and a multi-screen cinema. Lochend Park, Holyrood Park, Calton Hill and Arthur's Seat offer open green spaces for walks and recreation.









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