



## 93/8, Easter Road, Edinburgh, EH7 5PW

Light & Beautifully Presented, Two-Bedroom, Third (Top) Floor Flat

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# Property Description

Set on the third (top) floor of a traditional stone-built tenement, this bright and beautifully presented two-bedroom flat combines period features with modern finishes. Located in the popular Easter Road area, east of Edinburgh city centre, the property is an ideal choice for a range of buyers seeking a vibrant and convenient location.

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

Highlights include a modern fitted kitchen with appliances, extensive quality wood flooring, and a contemporary bathroom.

In addition, further features include tall ceilings, period cornice-work, electric heating and double glazing.

There is also a secure entry system and a particularly well-kept communal garden secluded to the rear.

A welcoming entrance hall provides access to all rooms, leading into a generously proportioned living room. This impressive space features quality wood flooring, elegant period cornicing, and ample room for both relaxing and dining. The kitchen is well-appointed with a range of wall and base units, stone-effect worktops with matching upstands, a sink, an integrated oven and electric hob, along with freestanding appliances including a washing machine and fridge/freezer.

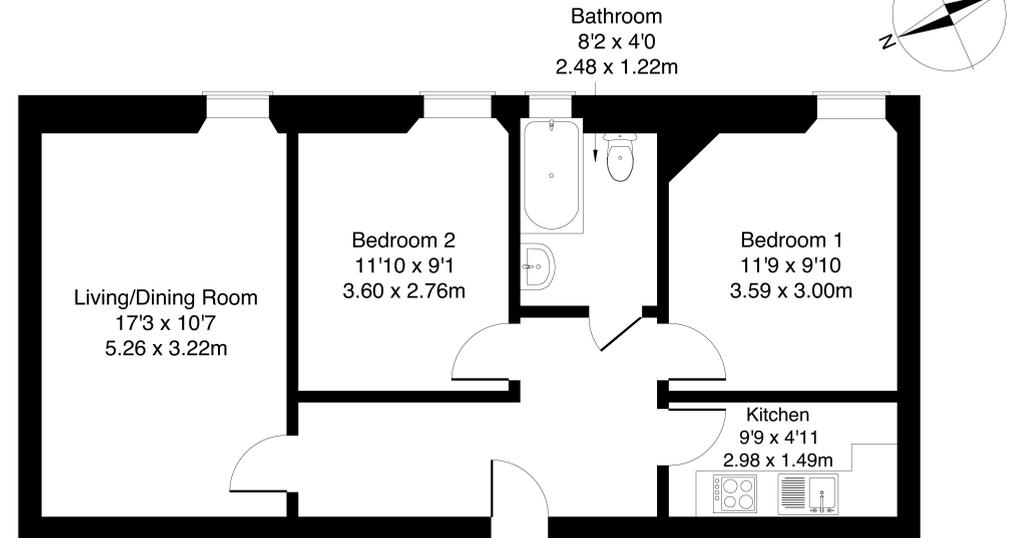
The property boasts two well-proportioned double bedrooms positioned side by side, each offering carpeted flooring, ample space for freestanding furniture, and attractive window seats that add character and charm. A contemporary bathroom completes the accommodation, fitted with a modern three-piece suite including an electric shower over the bath, a fitted mirror, and stylish panelled splashbacks.

All furnishings are available by separate negotiation.



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Approximate Gross Internal Area: (614 sq ft - 57 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 a vibrant and well-established district located to the east of Edinburgh city centre, known for its mix of traditional and modern residential properties. The area benefits from a wealth of amenities, including local convenience stores, artisan shops, delicatessens, cafes, and independent retailers. Excellent public transport options are available via Easter Road, London Road, and Leith Walk, including bus services and the recently extended tram line to Newhaven. Many of the city's key landmarks, such as the

Royal Mile, Princes Street, the Scottish Parliament, and the Old Town, are all within walking distance. The nearby Omni Centre provides leisure and dining options, including a cinema and gym, while the St James Quarter offers extensive shopping and a further range of bars and restaurants. Residents enjoy access to green spaces such as Lochend Park, Holyrood Park, Calton Hill, and Arthur's Seat, with the modern Meadowbank Sports Centre close by offering a comprehensive range of facilities.





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