



Estate Agents and Solicitors

372b/6, Easter Road, Easter Road, Edinburgh, EH6 8JP

Beautifully-Presented One Bedroom, Front-Set, Second Floor Flat

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Property Description

Beautifully-presented one bedroom, front-facing flat with a private balcony, set on the second floor of a modern, factored and lift-served apartment block. The property is conveniently located on the bustling Easter Road, to the northeast of Edinburgh city centre.

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

Features include uPVC double glazing, gas central heating, integrated storage space, a fitted kitchen with integrated appliances, and TV and telephone points. The building includes a secure entry system and there is ample on-street parking to the front and on the surrounding streets.

The entrance hall has a built-in storage cupboard, the entryphone handset, and wood-effect flooring which continues throughout most rooms. Overlooking the front, and with a small private balcony overlooking Easter Road, the bright and well-proportioned living room features laminate flooring and inset downlights.

With space for dining furniture, the modern fitted kitchen is semi-open plan to the living room and includes contemporary wall and base units, stone-effect worktops, a tiled surround, and a stainless steel sink. Integrated appliances include a gas hob, electric oven, extractor hood, fridge/freezer, dishwasher, and a washing machine.

The double bedroom is also set to the front of the flat, featuring laminate flooring, a built-in wardrobe with sliding mirrored doors, and ample space for further storage and bedroom furniture.

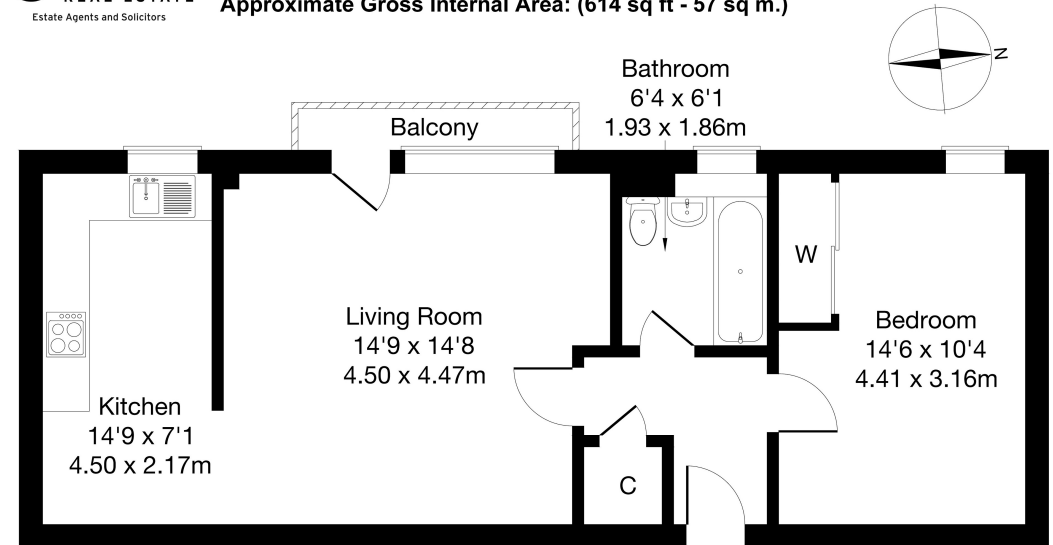
Completing the accommodation, the bathroom is fitted with a white three-piece suite with an electric shower over the bath, and tiled splashwalls.

A Virtual 360 Tour is available online.



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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 an established and bustling east of city centre location with a mix of traditional and modern residential properties. A high amenity area, there is 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 south. 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 and Arthur's Seat offer open green spaces for walks and recreation.





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