



19 Bothwell Street, Easter Road, Edinburgh, EH7 5PX

Tastefully Presented and Spacious, Three-Bedroom, Main-Door, Ground-Floor Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Tastefully presented and spacious, three-bedroom, main-door, ground-floor flat, forming part of a traditional, stone-built tenement. With an end-of-cul-de-sac position, located in the popular Easter Road area, east of Edinburgh city centre.

Comprises a vestibule, hallway, living room, kitchen, three double bedrooms and a shower room.

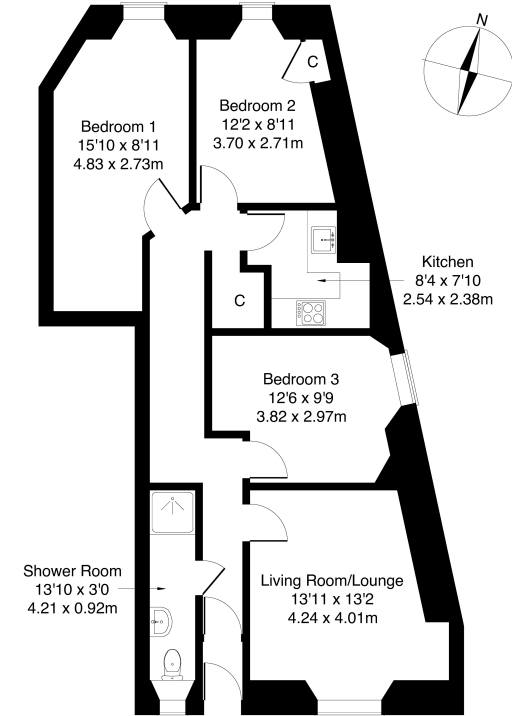
Features include a fitted kitchen, varnished hardwood flooring, double glazing and gas central heating. In addition, there is period cornice work, tall ceilings, a secure entry system, TV and telephone points.

There is an enclosed shared patio garden to the side and zoned on-street parking to the front.

A high-ceilinged entrance hall is finished with light, neutral decor and varnished hardwood flooring, which continues into a reception room on the right. Featuring period cornice work and plenty of natural light from a tall, southerly-facing window, the bright, well-presented room provides versatile space for both lounge and dining furniture, if desired. A kitchen is fitted with wood-effect units, granite-effect worktops, tiled splashbacks, an integrated oven and an electric hob. Space is available for additional appliances both in the kitchen and in an adjoining, walk-in cupboard.

Three good-sized bedrooms offer flexible space for freestanding furniture whilst, completing the accommodation, a naturally lit shower room comprises a glazed shower cubicle, a two-piece suite and a ladder-style radiator.

mov⁸ REAL ESTATE **19 Bothwell Street, Edinburgh, EH7 5PX**
Estate Agents and Solicitors **Approximate Gross Internal Area: (764 sq ft - 71 sq m.)**



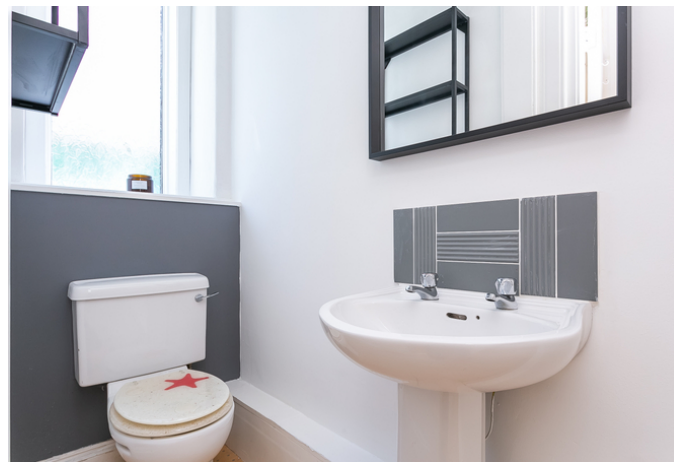
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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 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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

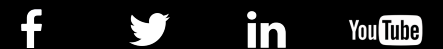
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.