



## 34 Lawrie Reilly Place, Easter Road, Edinburgh, EH7 5EU

Beautifully Presented and Spacious, Three-Bedroom, Mid-Terrace Townhouse

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# Property Description

Beautifully presented and spacious, three-bedroom, mid-terrace townhouse, with gardens and a roof terrace. Set in a desirable cul-de-sac development, located in the Easter Road area, east of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, utility room, three bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

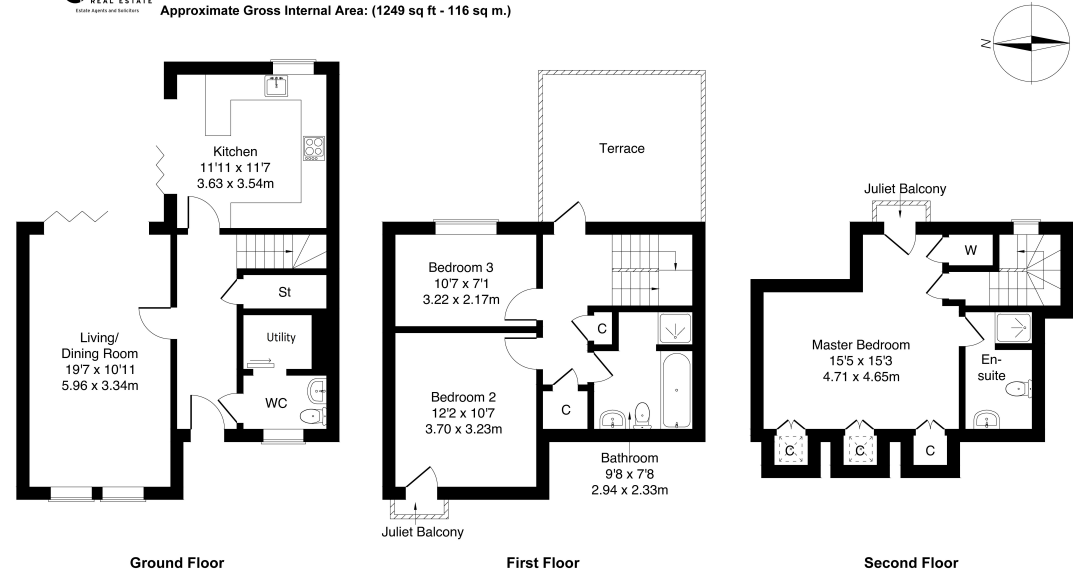
Highlights include a stylish kitchen, with integrated appliances and high-quality worktops, modern bathroom suites, contemporary lighting and oak flooring throughout the ground floor. In addition, there are Juliet balconies, bi-folding garden doors for the lounge and kitchen, multiple TV points, gas central heating and double glazing.

The rear garden includes low-maintenance landscaping, a high-quality, Millboard, non-slip, composite patio and established shrubbery, whilst the roof terrace offers a further, flexible, outdoor space.

Developer Places for People has created this sympathetic 'Urban Eden' development, which includes pathways, street furniture and ample residential parking.

A welcoming entrance hall, with storage, and access to a utility room and a WC, leads into a spacious, dual-aspect living and dining room on the left. Finished with light, neutral decor and solid oak flooring, which continues throughout the ground floor, the tastefully presented reception room offers a versatile floorplan for freestanding furniture and opens onto the garden, via bi-folding doors. Also opening onto the garden via bi-folding doors, a kitchen includes a breakfast bar for casual dining, and is fitted with contemporary white units and granite worktops. Appliances include an integrated eye-level double oven, a gas hob, a concealed extractor fan, a fridge/freezer and a dishwasher, whilst an integrated washing machine is discreetly housed in a utility room cupboard. On the first floor, leading off a landing, with storage, a generously proportioned double bedroom is fronted by an ornamental balcony, whilst a further bedroom provides a good-sized, flexible space. A four-piece family bathroom, with a recessed shower cubicle, is spacious and contemporary, whilst the landing opens onto a tranquil rooftop terrace. The second floor comprises a master bedroom suite. Enjoying an ornamental balcony and generous built-in storage, the impressively proportioned bedroom includes an ideal home office space and benefits from a stylish en-suite shower room, with a glazed corner shower cubicle, a two-piece suite, a ladder-style radiator and tiled splash walls.

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34 Lawrie Reilly Place, Edinburgh EH7 5EU  
Approximate Gross Internal Area: (1249 sq ft - 116 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.









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