



## 4 Lawrie Reilly Place, Edinburgh, EH7 5EU

Immaculately Presented, One-Bedroom, Main Door Garden Flat

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# Property Description

Immaculately presented, one-bedroom, main door garden flat, set in a modern, residential apartment block, offering stylish and spacious accommodation, and a private garden. Located in the popular and well-placed Easter Road area, to the east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, a double bedroom, a bathroom and a utility store room.

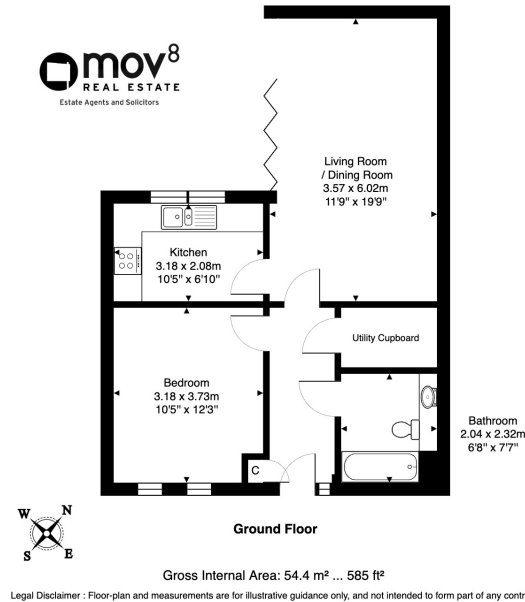
Highlights include light, neutral decor, a stylish kitchen and bathroom suite, and impressive bi-fold patio doors leading to a generous south-west-facing private garden with a patio and a lawn.

Additional features include gas central heating, double glazing, one unallocated parking space with further visitor spaces, as well as well-maintained communal grounds throughout the development.

A welcoming entrance hall affords access throughout the majority of the property, including a convenient storage cupboard and utility room. Set to the rear, the impressive living and dining area is flooded with natural light thanks to stunning bi-fold doors that open onto a private south-west-facing garden—ideal for indoor-outdoor living. Stylish oak laminate flooring and recessed spotlights add to the contemporary feel of this spacious room. Adjoining the living area, the modern kitchen is fitted with sleek units and quality worktops, complete with integrated appliances including a double oven, gas hob, microwave, dishwasher and a fridge with an icebox, plus a stainless steel sink, while a generous utility room can house freestanding appliances.

A tastefully finished double bedroom is set to the front, with light decor, carpeted flooring, a central light fitting and space for furniture. Completing the accommodation, a family-size bathroom is fitted with a contemporary three-piece suite including a rainfall shower over the bath with full enclosure, tiled splash walls, a granite counter top, ample storage, and a ladder-style radiator.

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## 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; while Meadowbank shopping park offers a Sainsbury's, LIDL and a gym at The Gym Group. 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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