

COULTERS[©]

16/8 EDINA PLACE

EASTER ROAD, EDINBURGH, EH7 5RP

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated just off Easter Road in a popular residential location, this is a bright and spacious one-bedroom apartment in move-in condition. Located on the first floor of a traditional tenement it has fresh décor with beautiful period features that include timber flooring and sash and case windows.


There is a large living/dining room with a recessed study area, accessed through a distinctive arch and perfect for home working. A practical kitchen is fitted with ample storage and worktop space as well as an integrated oven and hob. A utility style cupboard across the hall provides further storage.

The bedroom, situated peacefully to the rear of the property, is generous in size with a pleasant aspect over the communal garden. Completing the accommodation is a stylish bathroom with contemporary metro style white tiling. The property is fitted with gas central heating and has single glazed window units.



KEY FEATURES

 First floor apartment within traditional tenement

 Double bedroom with peaceful aspect

 Shared gardens to the rear of the building

 Permit parking available

 Short walk to city centre

 Excellent amenities on Easter Road





VIRTUALLY STAGED



The property is fitted with gas central heating and has single glazed window units.

Owners have access to shared gardens at the rear of the property and there is permit parking available on the street.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



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THE LOCAL AREA

Edina Place sits just off the top of Easter Road, a popular residential street just over a mile to the east of Edinburgh's City Centre. The property benefits from a wide variety of local amenities including independent retailers, pubs, bakeries, and cafés such as Twelve Triangles, Polentoni's and Little Fitzroy Coffee. There is a Sainsbury's and other well-known stores within walking distance at Meadowbank Retail Park. Lidl and Tesco are situated further down Easter Road. City centre shopping and amenities including the newly opened St James Quarter and Omni Centre are only a twenty-minute walk. Recreational opportunities for walking, cycling, and running are available at nearby Arthur's Seat, Calton Hill, and picturesque Holyrood Park. Meadowbank Sports Centre just over ten minutes' walk away, offers first-class sporting facilities. There are regular bus services, Waverley train station within walking distance and the City Bypass is easily accessible.

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



16/8, EDINA PLACE, EDINBURGH, EH7 5RP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 528 SQ FT / 49 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.