



## 181 GF1 Easter Road

Easter Road | Edinburgh | EH6 8LF

This well-proportioned and beautifully presented ground floor flat is well placed on Easter Road a short distance from the city centre and excellent amenities and transport links. The property is likely to appeal to young professionals and first time buyers with benefits including gas central heating, and double glazing. Early viewing is recommended.

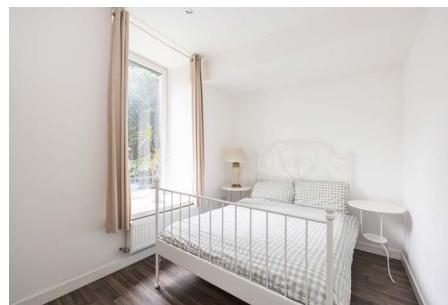
- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- On Street Parking
- Communal Rear Gardens
- EPC Rating – E
- Council Tax Band - TBC



## Description

Internally, in brief, the accommodation comprises; inviting L Shaped hallway; open plan living featuring bright neutral décor, fitted kitchen with a range of white wall and base units, contrasting dark worktop and space for a dining table; well proportioned double bedroom offering a pleasant aspect to the communal rear garden, neutral décor, laminate flooring, downlights and a generous cupboard for convenient storage.

The property throughout has a modern décor and offers a move in condition property.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

The property is set on the bustling, cosmopolitan area of Easter Road and residential permit parking is available within close vicinity of the property along with ample pay and display bays for visitors. To the rear is a communal garden space benefitting from seating areas and bordered with mature trees for additional privacy.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craigentinny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.



Reception/  
Kitchen/Dining Room  
18'10 x 6'8  
(5.74m x 2.04m)

18'10 x 6'8  
(5.74m x 2.04m)

## Ground Floor

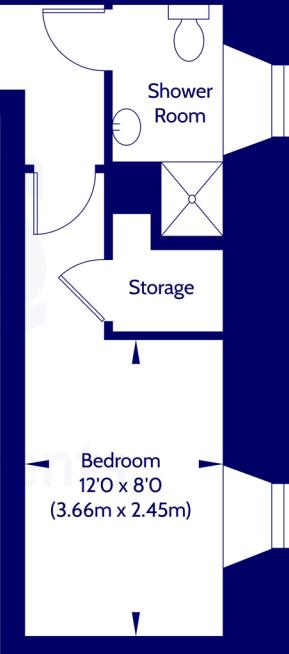
Approx. Internal Area 35.77 Sq M / 385 Sq Ft.

Not to scale. For identification only.

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Solicitors & Estate Agents



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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floor plan and further information.



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