

COULTERS[©]

WELCOME TO:

EASTER HERMITAGE

41/12 Easter Hermitage, Edinburgh, EH6 8DR



EASTER HERMITAGE AT A GLANCE:



Quiet, Residential
Restalrig Area



Two Bedroom,
Third Floor Flat



Peaceful Shared
Gardens



Excellent Links
to City Center



Minutes from Restalrig
Railway Hiking Path



Well-renowned
schooling nearby

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

This well-presented two-bedroom apartment is situated in a popular modern development two miles to the east of Edinburgh's city centre. Located on the third floor, this is a bright and comfortable property in move in condition, set in landscaped grounds with private parking. Close to a wide variety of superb leisure and retail amenities as well as open green spaces, and less than 10 minutes by car to the city centre, this is a fantastic opportunity.

- A warm and welcoming entrance foyer with useful storage
- Bright and spacious living room with sunny twin windowed aspect, attractive wooden flooring, and eye-catching fireplace. Ample space for dining.
- Modern kitchen with wall and floor storage, striking splashback tiling, and integrated appliances including oven and hob
- Two light and airy double bedrooms both with built-in mirrored wardrobes
- Bathroom with white three-piece suite
- Gas central heating and double glazing throughout
- Attractive shared rear garden and landscaped grounds
- Neatly presented shared entrance and stairwell
- Secure entry system
- Residents' parking



LOCATION, LOCATION, LOCATION:

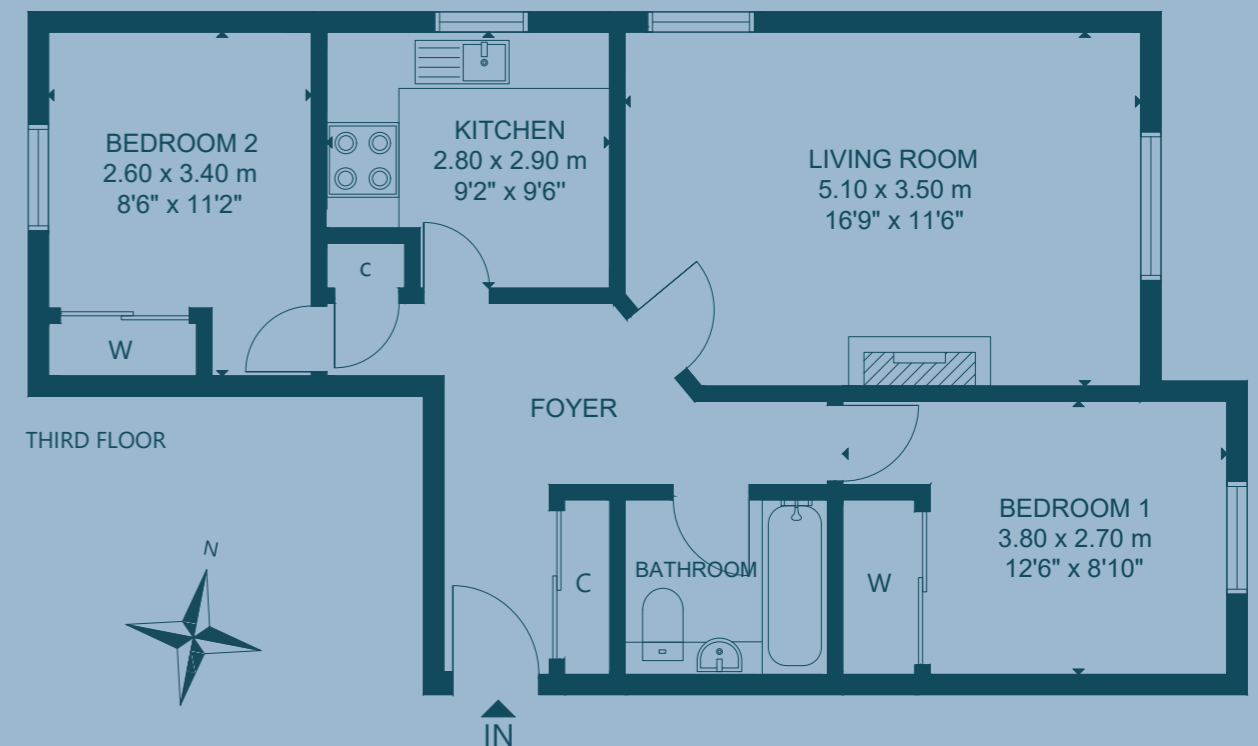
This property set near the Restalrig area of Edinburgh is ideally placed for local leisure and retail amenities as well as its proximity to the city centre.

Ocean Terminal retail park with its well-known restaurants, high street retailers, multiplex cinema and gym is a 5-10 minutes' drive away. There are a number of major supermarkets in the area including Morrisons, Sainsburys and Aldi. Leith and Portobello, with their thriving shops, pubs and restaurants is close as is the vibrant Shore.

There are many open green spaces to enjoy including Leith Links and Lochend Park. Well-regarded schooling includes Hermitage Park Primary School, Prospect Bank Primary School and Leith Academy. Regular bus services take you into the city centre and across the city and it is near to the city bypass.



FLOOR PLAN:



41/12 Easter Hermitage, Edinburgh, EH6 8DR

Approx. Gross Internal Area

637 Sq Ft - 59 Sq M


For identification only. Not to scale.

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WE'D LOVE TO
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