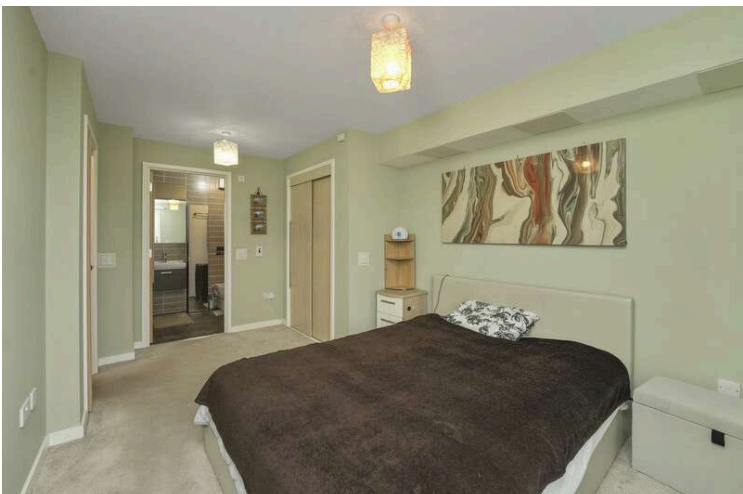


Perfectly placed within a desirable private development in the ever popular Easter Road area of Leith. This stunning fourth floor apartment has great sized accommodation comprising: Bright open plan lounge with balcony affording pleasant views, dining space and recessed modern kitchen. The principle bedroom has an en suite bathroom and the second bedroom is a good size double, the home is completed by the shower room. Further benefits include double glazing, gas central heating and ample storage. The factored building has a shared security entry system with both stairs and lift to the upper levels, externally there are well maintained garden grounds and residents parking.

- Open Plan Living/dining/kitchen
- Master double bedroom with en-suite
- Balcony with views
- On development parking



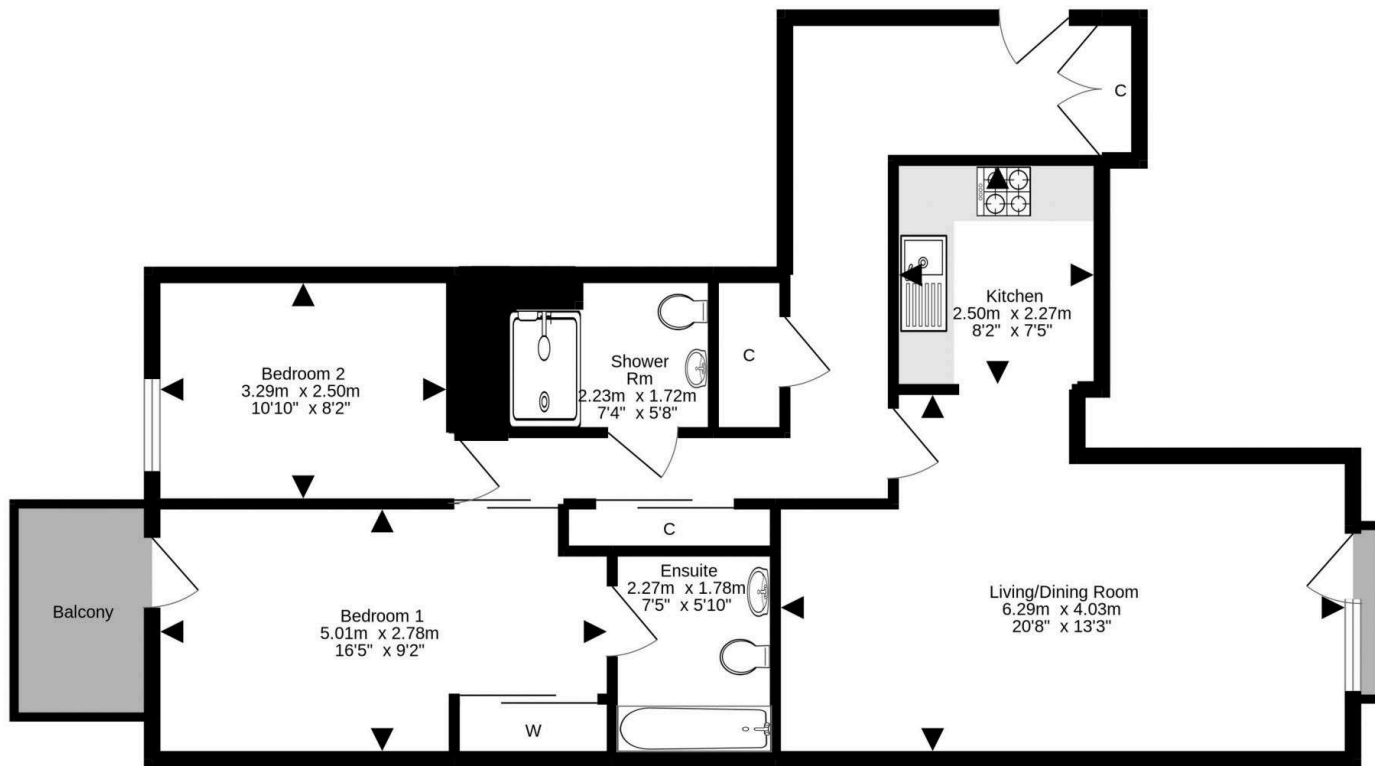
Location

The property is situated in the vibrant Easter Road area 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 delightful open green spaces of Leith Links, Holyrood Park and Arthurs Seat. 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.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

