




COULTERS[©]

382/4 EASTER ROAD

LEITH, EDINBURGH, EH6 8JW

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This well-proportioned second floor two-bedroom flat located in the heart of Leith offers bright and spacious accommodation.

The property comprises: a hallway with large storage cupboard, generous lounge with electric fire place and bay window dining space.

KEY FEATURES



Well-proportioned second floor flat.



Two double bedrooms.



Very close to Leith Links and Water of Leith walkway.



Allocated residents car parking space.



Within a short walk of The Shore.



Excellent local amenities nearby.



Off the living room is the kitchen with white modern units and integrated, oven, induction hob and cooker hood.

The two double bedrooms are to the front of the property, the master benefits from built wardrobe space and floor to ceiling window. The fully tiled bathroom has a modern white three-piece suite with bath and overhead shower.

The property further contains electric central heating and an allocated parking space within the private resident's car park.





THE LOCAL AREA

Edinburgh's historic area of Leith Walk is consistently voted one of the world's most bustling neighbourhoods. Leith, The Shore and Newhaven offer a wide selection of popular bars, fashionable restaurants, and stylish cafes plus there are excellent shopping facilities provided by Tesco superstores.

Leith Links provides a wonderful open green space with tennis courts and there's also a Lothian Leisure - Leith Victoria Gym and swimming pool within walking distance. A weekly farmers market is held on Dock Place with street food, local produce, and handmade crafts.

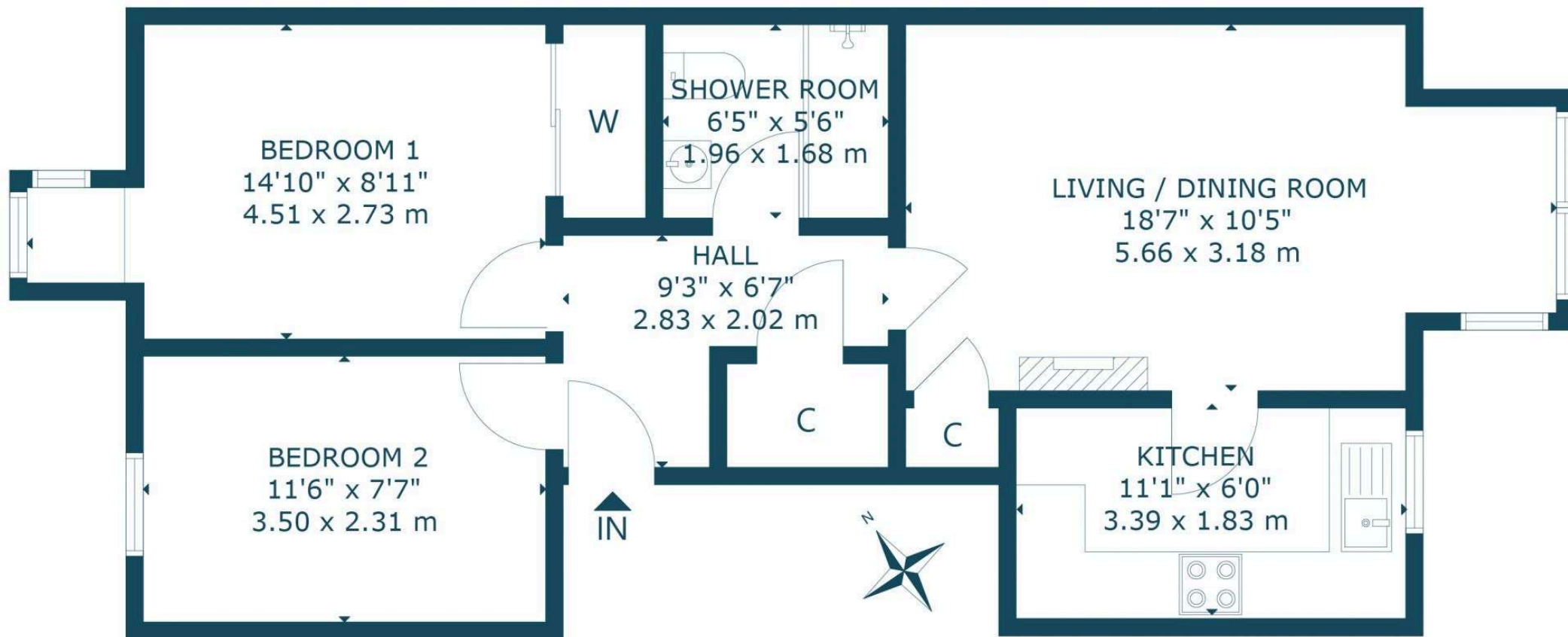
Excellent transport links mean that regular buses and trams take you into the City Centre and onto Edinburgh International Airport.

EXTRAS

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







FIRST FLOOR

382/4 EASTER ROAD, LEITH, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 587 SQ FT / 55 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.