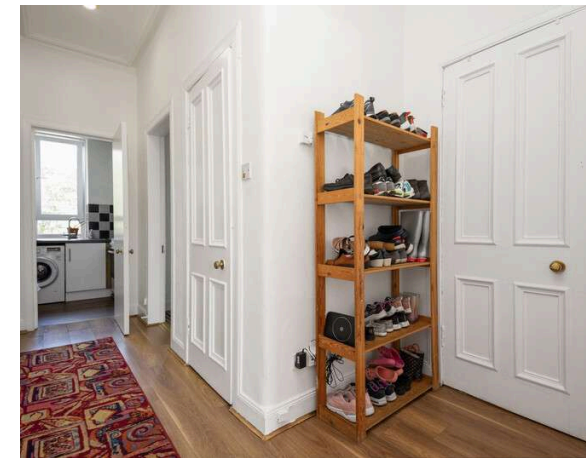




299/3 Easter Road, EDINBURGH, EH6 8LH

www.mcdougallmcqueen.co.uk



Offered to the market is this bright and well proportioned first floor flat. Situated within the popular district of Leith, Easter Road gives easy and quick access to the city centre and surrounding areas and is serviced by a regular bus and tram service. The property briefly comprises a generously proportioned lounge with a twin window formation giving good natural light to the room and a lovely ornate cornice and ceiling rose. Both bedrooms are of double size and a useful internal boxroom lends itself perfectly to a guest room, dining room or home office. The kitchen benefits from a window and attractive tiling around ample worktop space and a range of wall and base units. Bathroom comprising a shower over bath, wc and wash hand basin and window. The flat benefits from a secure entry phone system, gas central heating and double glazing. Externally there are very well maintained communal gardens and a mixture of on street residential permit parking and unrestricted parking in the area.

- Spacious first floor traditional flat
- Bright lounge with period features
- 2 Double bedrooms and boxroom
- Gas central heating & double glazing
- Set in a popular area of Leith
- Kitchen and bathroom situated to the rear



Location

Leith and Easter Road have rapidly become one of the most exciting areas of Edinburgh to live. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk and Easter Road link the area to the city centre, and have a truly impressive range of independent shops and outlets. The nearby and recently opened St James Quarter provides further shopping opportunities, along with a large cinema and range of restaurants. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Tram line extension which is under construction will be within easy walking distance. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach whilst links to the Water of Leith walkway are close by. The city centre and Waverley Train Station are also within walking distance.

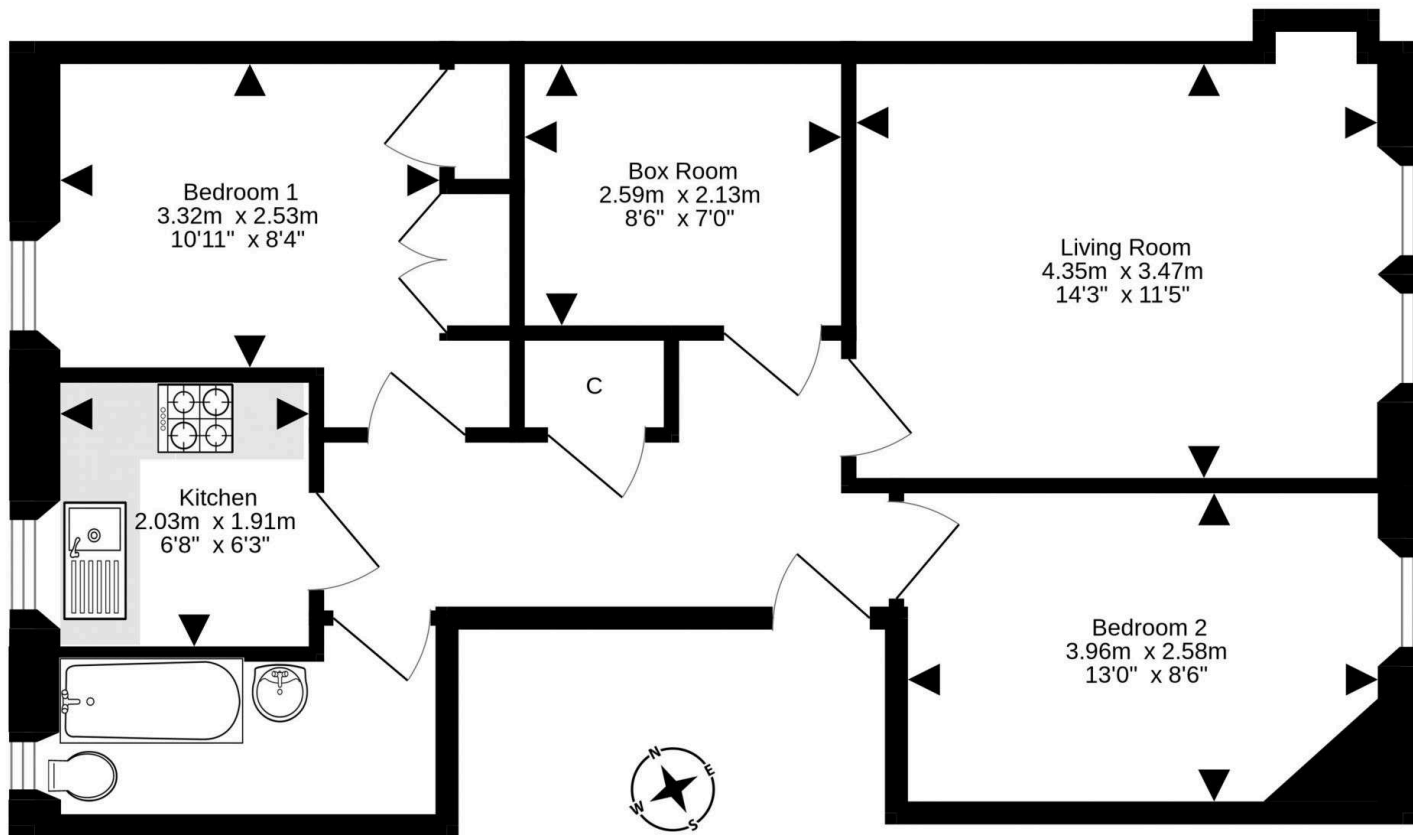
Extras

Included in the sale are window coverings and cooker

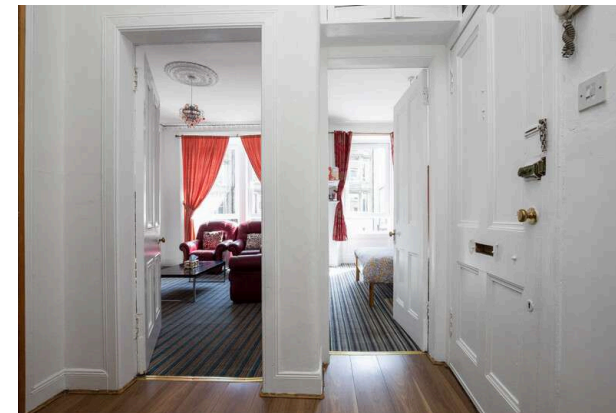
Price & Viewing

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

EDC Band - C



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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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

