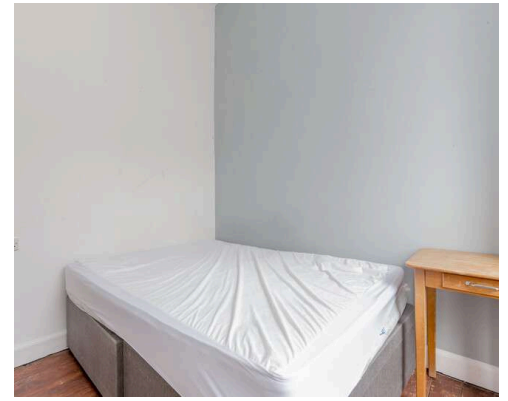


EASTER ROAD
137/2F1 EASTER ROAD
EH7 5QA



EPC RATING: C

OFFERS OVER £160,000



SPACIOUS ONE BED SECOND FLOOR FLAT IN TRENDY EASTER ROAD WITH EXCELLENT POTENTIAL

Located in this popular, up and coming area, this super property is ideal for developers or first time buyers as it has the opportunity to convert into a two bed or retain the existing layout to make a roomy one bed. There are an excellent range of coffee shops, bars and independent stores in the street and Leith Walk is only a few minutes' away with all its amenities & transport links, including the new tram line. Also close to the wonderful open spaces of Leith Links and Holyrood Park.

VIEWING

Sundays 2 - 4pm or by appointment tel. Jardine Phillips on 0131 446 6850

PROPERTY DESCRIPTION

- Hall with large storage cupboard
- Good sized kitchen/dining room with range of kitchen units and loads of space for a large dining table
- Generous lounge to front with dining recess
- Double bedroom to front
- Panelled bathroom with bath with mains shower over, sink & wc and small window
- Gas central heating & double glazed windows
- Communal rear terrace
- Permit parking nearby

AREA

Leith is a very popular, trendy area in the east of the city which offers an excellent range of supermarkets (including Tesco & Lidl), independent retailers, gyms, coffee shops, bars & restaurants along Leith Walk, Easter Road and further down to the Shore area. There is great local schooling and superb amenities within the vicinity, with easy access into the city centre with all its nightlife, theatres & cinemas, especially the new St James Quarter. The flat is also well placed for lots of walks and open spaces including Leith Links, the Water of Leith, Holyrood Park & Arthur's Seat. There are numerous bus services both into & out of town and the new tram link is up and running, providing direct access to Edinburgh Park

& the airport one way and down to the Shore the other way. There is also easy access to the motorway network.

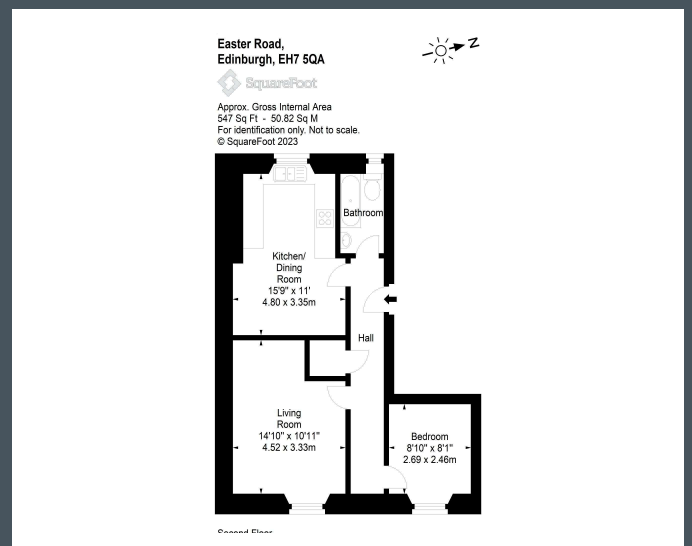
EXTRAS

The blinds/curtains, light fittings, hob, oven, cooker hood, washing machine and freestanding fridge freezer are included in the sale.

HOME REPORT VALUATION

£170,000

Living room	14'10 x 10'11 (4.52 x 3.33m)
Kitchen/dining room	15'9 x 11' (4.80 x 3.35m)
Bedroom	8'10 x 8'1 (2.69 x 2.46m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

