










Offers Over  
**£165,000**

## 18/3 Edina Place

Easter Road | Edinburgh | EH7 5RP

This light and airy ground floor flat offers an ideal first time buy with bright and attractively presented accommodation in move-in condition, situated in the popular Easter Road district, within easy reach of Edinburgh city centre, great transport links and excellent amenities.

-  1 Bedroom
-  1 Reception Room
-  1 Bathroom
-  Shared rear garden
-  Free on Street Parking
-  EPC Rating – C
-  Council Tax Band – B



## Description

Edina Place is a quiet cul-de-sac in the vibrant and popular Easter Road district, less than one mile east of Edinburgh city centre. The property offers an ideal first time buy, pied-a-terre or investment property and forms part of a well-maintained traditional tenement which enjoys a shared garden and secure entry system. On the ground floor, the front door opens to an entrance hallway with storage. The bright reception room offers space for living and dining furniture and is open plan to the modern fitted kitchen, providing a sociable space perfect for entertaining and relaxing. There is a generous double bedroom, a useful boxroom which is ideal as home office which also offers excellent storage space and there is a stylish bathroom fitted with a white suite with shower over the bath. Benefits on offer include double glazing and gas central heating.



## Extras

The gas hob, electric cooker and hood, integrated dishwasher, fridge, light fittings, curtains and fitted floor coverings are to be included in the sale.

## Gardens and Parking

The property benefits from a shared garden and drying green to the rear of the building. Free on street parking is available to the front.

## Viewing

Please contact Neilsons on 0131 625 2222.

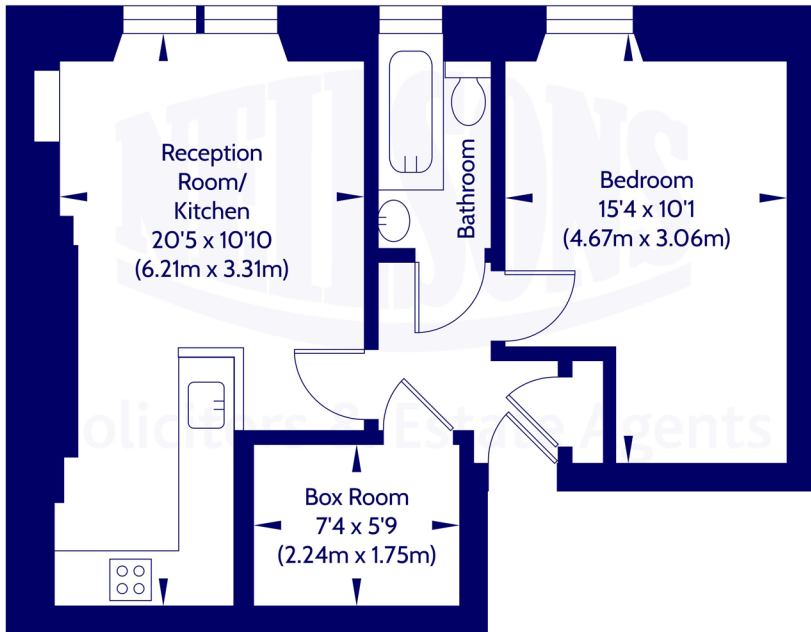




## Location

The popular and vibrant Easter Road district is just under a mile east of Edinburgh city centre, with Edinburgh's new St James Quarter and tram extension within walking distance of this property. A wealth of highly regarded local independent shops, cafes and bars can be found in the neighbourhood, along with an Lidl supermarket, nearby Meadowbank Retail Park provides a Sainsburys supermarket and further high street stores. Excellent local bus services provide swift access to the city centre and surrounding areas and a wide variety of recreational facilities are close at hand including the wide green spaces of Calton Hill, Holyrood Park and Arthur's Seat.





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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- Powers of Attorney

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