



262/3 Easter Road, Edinburgh, EH6 8LD

Description

Bright and generously proportioned two bedroom first floor flat located in the sought after Leith area of Edinburgh and close to the City Centre. The property has excellent amenities nearby and would make an ideal starter flat. It is in good order throughout, having been freshly decorated and benefits from gas central heating and double glazing.

The accommodation comprises:

- Entrance hall
- Well proportioned living room with two windows and storage cupboard / press
- Fitted kitchen with a range of white wall and base mounted units with laminate worktops with inset stainless steel sink and appliances including electric cooker with extractor hood, fridge and washing machine
- Two spacious double bedrooms
- Partially tiled bathroom fitted with a wall hung wash basin, WC and bath with electric shower over

Outside and Gardens

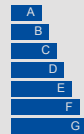
Well tended communal garden to the rear of the property which is mostly laid to lawn with well stocked borders. There are poles and washing lines for drying clothes.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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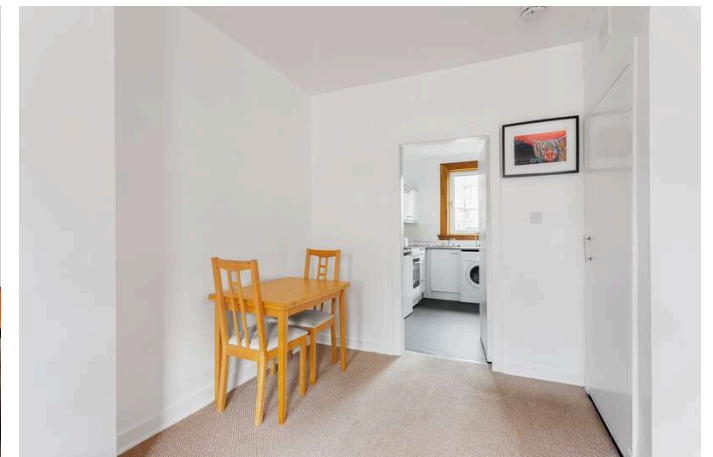


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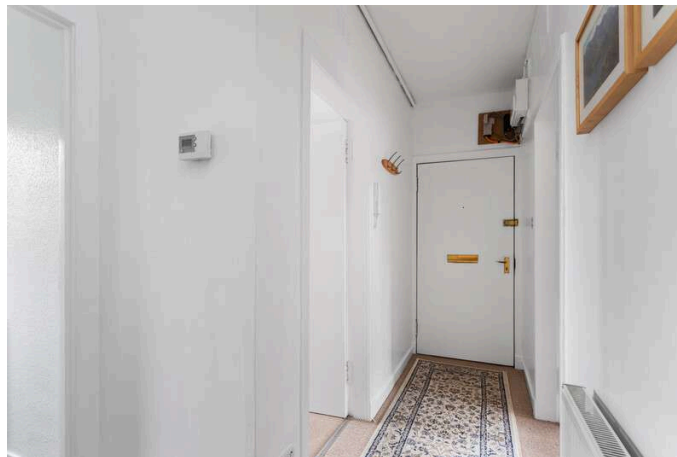
Extras

The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale. The furniture is available by separate negotiation.

Location

The property is located within the popular area of Leith which lies northeast of Edinburgh City Centre (5-10 min drive / 25 min walk to Waverley train station). It is a historic area which has undergone a huge transformation in recent years with significant investment to redevelop Leith Docks, Leith Walk and the surrounding area. Leith has a vibrant centre with many trendy and award winning restaurants, pubs and bars. Furthermore, Easter Road and nearby Leith Walk have an excellent range of services including a wide choice of independent local shops, delicatessen, restaurants, cafes, bars and banks. Further shopping and entertainment are available at Ocean Terminal, Omni Centre and the new St. James Quarter, all within walking distance. Local supermarkets include a Lidl on Easter Road, Tesco at the Foot of Leith Walk, Asda at Newhaven and a Sainsbury's at Meadowbank. Only a few minutes walk from the property are frequent bus services operating to the City centre and beyond, as well as the newly opened tram service, operating from Newhaven to the Edinburgh Airport. It is close to Leith Links public park, the Water of Leith and the old railway path leading towards Portobello, offering pleasant green spaces for walking and cycling.

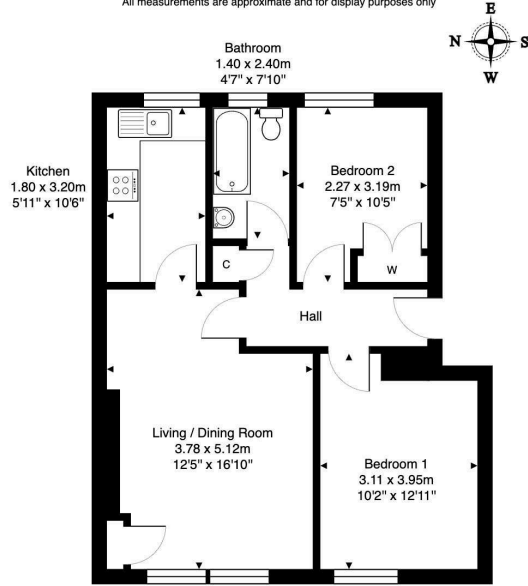
Council tax - Band C



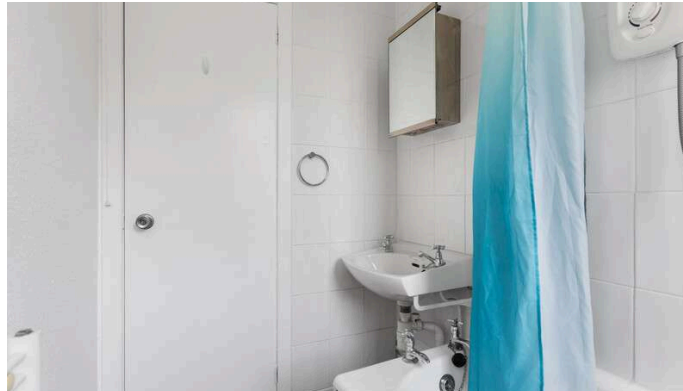
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Total Area: 52.9 m² ... 569 ft²

All measurements are approximate and for display purposes only



First Floor



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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