



# 5/5 ST. CLAIR ROAD

EASTER ROAD, EDINBURGH, EH6 8JY



1 PUBLIC



2 BED



1 BATH

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# 5/5

## ST. CLAIR ROAD

Forming part of an established development in the Easter Road area of the city, this second/top-floor flat offers well-presented accommodation including two bedrooms, a spacious reception room, a kitchen, and a bathroom. The development is accompanied by a shared garden and benefits from access to unrestricted on-street parking. The flat is sure to appeal to first-time buyers, professionals, couples, and rental investors alike, lying close to excellent amenities and under two miles from the heart of the city.

### Features

- Second/top-floor flat in the Easter Road area
- Well-presented interiors
- Secure shared entrance
- Hall with built-in storage
- East-facing living/dining room
- Modern kitchen
- Two double bedrooms
- Bathroom with shower-over-bath
- Shared garden
- Unrestricted on-street parking
- Gas central heating and double glazing



EPC Rating - C

Home Report Value - £190,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



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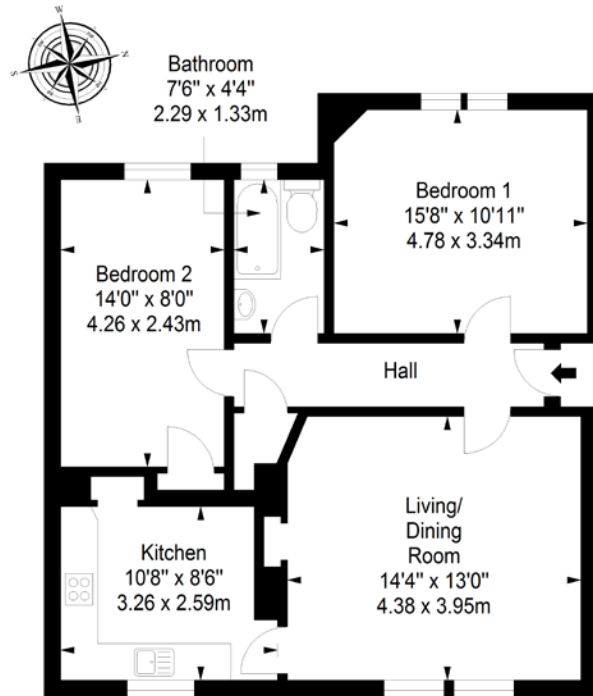


CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.

## Second Floor

Approx. 62.0 sq. metres (667.4 sq. feet)



Total area: approx. 62.0 sq. metres (667.4 sq. feet)