

COULTERS[©]

279/1 EASTER ROAD

EASTER ROAD, EDINBURGH, EH6 8LQ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This one-bedroom ground and lower ground floor flat situated in a traditional tenement located on Easter Road within very easy reach of the city centre. Entering the property on the ground floor it comprises of a long hallway which leads to the bright and spacious double bedroom with plenty of built in storage, a three-piece bathroom with walk-in shower and a large living room benefitting from work space.

KEY FEATURES



Well proportioned duplex flat.



One generous double bedroom.



Well maintained shared rear garden.



On street permit parking.

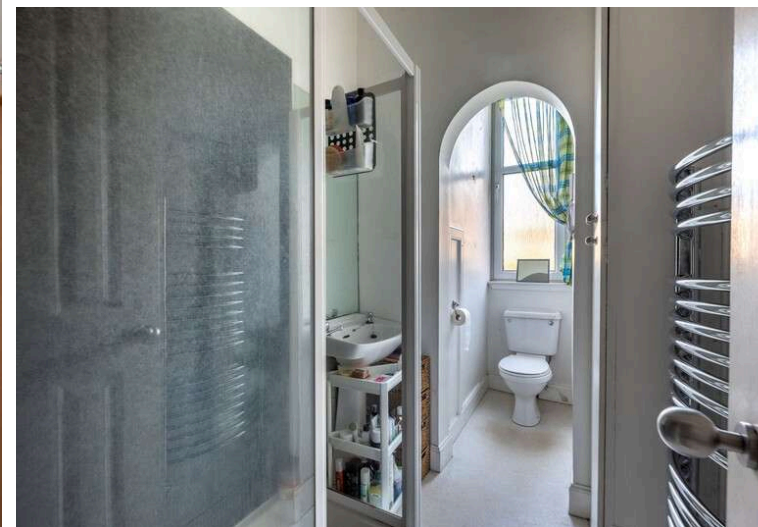


Within a short walk of The Shore.



Excellent amenities nearby.





Stairs from the living room lead to the kitchen on the lower ground which has a integrated oven and four ring gas hob and standalone fridge freezer, washing machine and dishwasher.

The property benefits from gas central heating, an entry phone system, and on street permit parking.



THE LOCAL AREA

Edinburgh's historic area of Leith is consistently voted one of the world's coolest neighbourhoods. Leith Walk, The Shore and Newhaven offer a wide selection of popular bars, fashionable restaurants and stylish cafes plus there are excellent shopping facilities provided by Tesco and Asda superstores. Leith Links provides a wonderful open green space with tennis courts and there's also a David Lloyd Health Club at Newhaven with swimming pools, fitness classes and a state-of-the-art gym. A weekly farmers market is held on Dock Place with street food, local produce, and handmade crafts. Excellent transport links mean that regular buses and trams take you into the City Centre and onto Edinburgh International Airport.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale

GET IN TOUCH



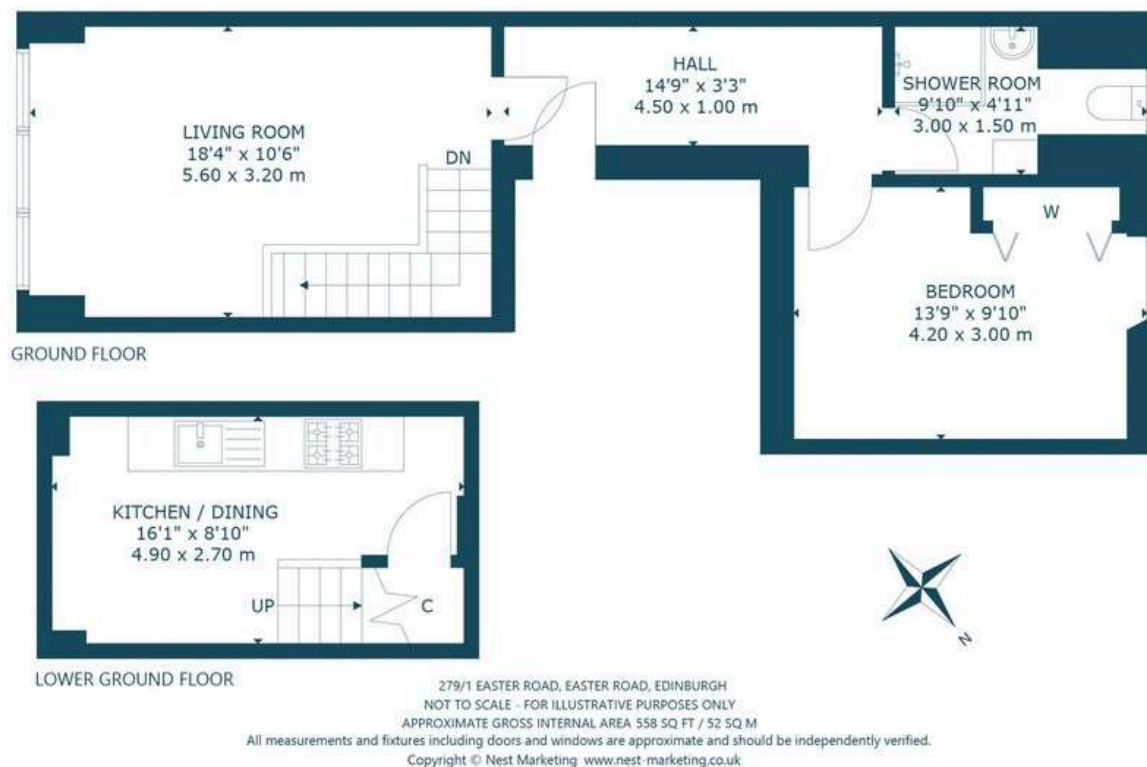
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.