

**380/1 Easter Road
Edinburgh EH6 8JW**

Offers Over £160,000

- Living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and appliances included
- Large double bedroom with fitted wardrobes
- Bathroom fitted with three-piece suite and electric shower over the bath
- Electric heating and double glazing throughout
- Communal gardens
- Allocated parking space



Flat

Blair Cadell are delighted to bring to market this fantastic one bed flat that will appeal to many. In superb condition the property would be ideal for the first time buyer or young professional.

The accomodation comprises of a large kitchen/dining room perfect for relaxing with friends and family. A modern well finished kitchen that is fitted with a range of floor and wall mounted units, electric hob and oven and white goods which are included in the sale. There is a large double bedroom with fitted wardrobes offering plenty of useful storage space. Bathroom fitted with a three-piece suite, vanity unit and electric shower over the bath. The hallway also has a useful cupboard offering more useful storage. The property benefits from electric heating and double glazing throughout. Well kept communal gardens to the rear of the property and an allocated parking space. *No warranties given for appliances*

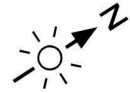
Situated within the vibrant district of Leith, to the east of the City Centre and within easy reach of Leith Links Public Park. There is an excellent range of shopping amenities in the vicinity, with Lidl just across the street and a Tesco at the bottom of Easter Road. The property is well-placed to take advantage of a superb range of shopping outlets within Leith itself, whilst just a short drive away is the fashionable Shore area with its cafes, gastro-pubs and award-winning restaurants. Local leisure and recreational facilities include Ocean Terminal retail and leisure complex with a multiscreen cinema and a Marks & Spencer's food hall. An efficient public transport network including the tram is on hand, which operates to other parts of the city and surrounding areas and the city bypass and main motorway networks are also within easy reach.

Viewing by appointment on 0131 337 1800

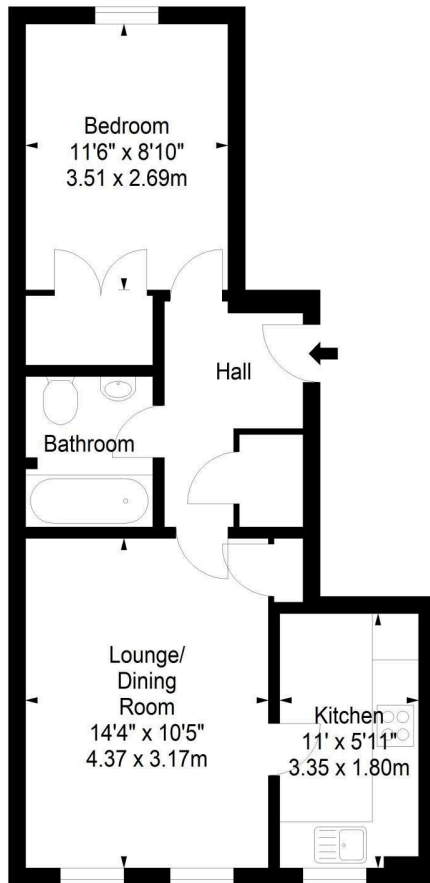




Easter Road,
Edinburgh,
Midlothian, EH6 8JW



Approx. Gross Internal Area
452 Sq Ft - 41.99 Sq M
For identification only. Not to scale.
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Ground Floor



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