

EASTER ROAD
71/11 EASTER ROAD
EH7 5PW



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EPC RATING: E

OFFERS OVER £140,000



ONE BED TOP FLOOR FLAT WITH AMAZING POTENTIAL TO TURN INTO A TWO BED

This spacious third floor flat requires complete refurbishment and provides a wonderful opportunity to update and turn it into an incredible one or two bed flat. Easter Road is one of the most up and coming areas of Edinburgh with a great range of coffee shops, independent stores, bars & restaurants. Walking distance to the city centre and close to the new tram line with its direct access to the airport and Edinburgh Park. Would make a perfect home for first time buyers or investors.

VIEWING

Sun 2-4 or pl call 0131 4466850

PROPERTY DESCRIPTION

- Hall with feature panelling & two storage cupboards
- Circular bay windowed sitting room with lovely views along Easter Road, original fireplace & Edinburgh press
- Good sized kitchen/dining room with pantry off, clothes pulley and solid fuel stove
- Double bedroom with fitted cupboard
- Bathroom with dated bath, sink & wc
- Loads of period features including original sash & case windows, window panelling, floorboards, fireplaces & cornicing
- Communal rear garden
- Residents' permit parking

AREA

Leith is a very popular, trendy area in the east of the city which offers an excellent range of supermarkets (including Tesco & Lidl), independent retailers, gyms, coffee shops, bars & restaurants along Leith Walk, Easter Road and further down at the Shore area. There is great local schooling and superb amenities within the vicinity. The property is within walking distance of the city centre with all its nightlife, theatres & cinemas, especially the new St James Quarter. The flat is also well placed for lots of walks and open spaces including Leith Links, the Water of Leith, Holyrood Park & Arthur's Seat. There are also numerous bus services to other parts of the city, together with the new tram link providing direct access to

Edinburgh Park & the airport one way and down to the Shore the other way. There is also easy access to the motorway network.

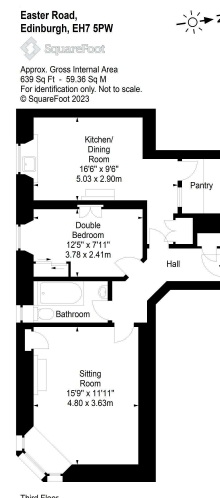
EXTRAS

The light fittings and solid fuel stove are included in the sale. No warranty is provided for any fixture or fittings.

HOME REPORT VALUATION

£145,000

Sitting room	15'9 x 11'11 (4.80 x 3.63m)
Kitchen/dining room	16'6 x 9'6 (5.03 x 2.90m)
Bedroom 1	12'5 x 7'11 (3.78 x 2.41m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

