



boyd property

372B/2 Easter Road
EDINBURGH | EH6 8JP

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Description

Boyd Property are delighted to present to the market this lovely, well-proportioned and beautifully presented first floor apartment that forms part of a small modern development in the heart of Easter Road close to excellent amenities, bus links and within walking distance of the delightful vast open green space at Leith Links. Offered to the market in move-in condition, this attractive home will undoubtedly appeal to a variety of buyers such as first-time buyers, rental investors or perhaps someone who is looking to downsize from a larger family home as a lift serves all floors. The light and stylish accommodation briefly comprises a large welcoming entrance hallway, a well presented and spacious lounge enjoying excellent natural light and provides access to the balcony. The modern kitchen/diner is fitted with a good range of base and wall mounted units with built-in hob and oven with integrated appliances and there is ample space for a table and chairs. The master bedroom provides a tranquil retreat and comes complete with fitted wardrobes and an ensuite shower room and there is a further double bedroom with fitted wardrobes. The main bathroom is fitted with a contemporary white three-piece suite. Further benefits include gas central heating, double glazing, good storage, balcony, lift, an entry phone security system and an allocated parking bay. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Factoring Agent

The development is managed by Charles White Limited and the cost is approximately £100 PCM for the upkeep and general maintenance of all the communal areas and block buildings insurance.

Location

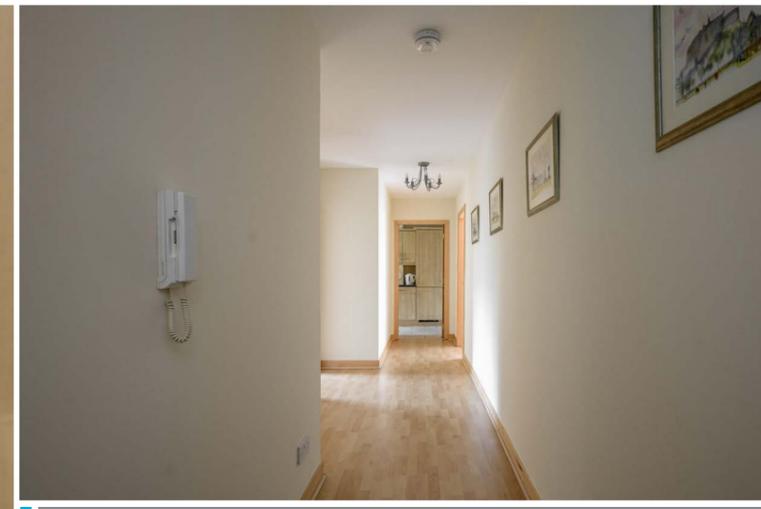
Easter Road is an established and bustling east of city centre location with a mix of traditional and modern residential properties. A high amenity area, there is extensive local convenience and specialist shopping nearby including a Lidl supermarket, a Tesco superstore on Duke Street to the north in Leith, and a Sainsbury's at Meadowbank Shopping Park to the south. Frequent public transport is available on Easter Road and London Road, with Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and the Old Town all accessible by foot, as is the Omni Centre with bars, restaurants, a fitness centre, and a multiscreen cinema. Lochend Park, Holyrood Park and Arthur's Seat offer open green spaces for walks and recreation.

Extras

All fitted floor coverings. It should be noted that other items of furniture may be available by separate negotiation.

Price & Viewing

For price and viewing information contact Agents.



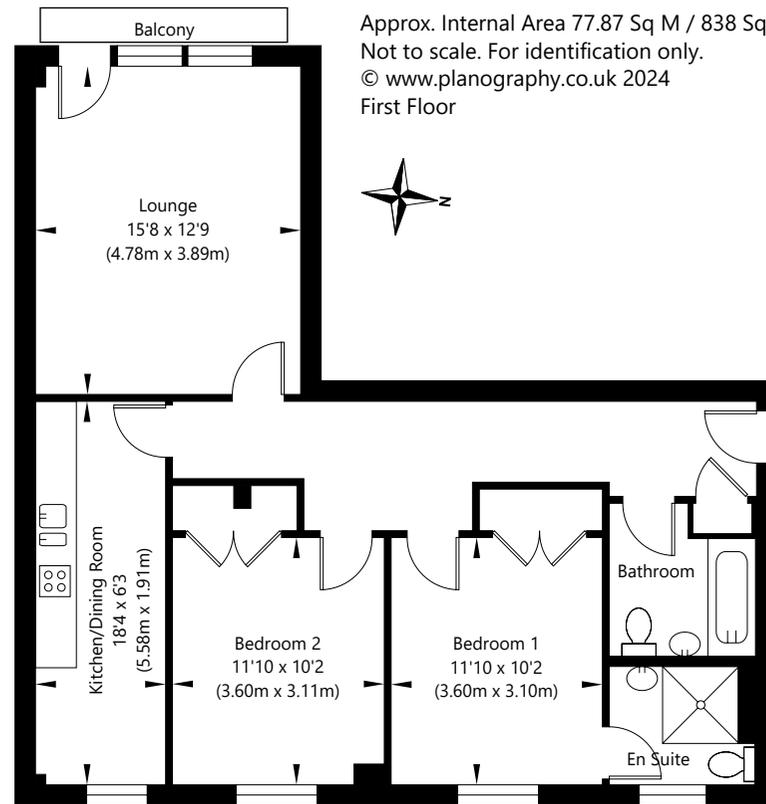
“ A lovely, well-proportioned and beautifully presented first floor apartment that forms part of a small modern development in the heart of Easter Road close to excellent amenities and transport links. ”



Features

- Entrance hallway
- Lounge with balcony
- Kitchen/Dining room
- 2 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Good storage facilities
- Entryphone security system
- Lift
- Private allocated parking space





Approx. Internal Area 77.87 Sq M / 838 Sq Ft.
 Not to scale. For identification only.
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 First Floor

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.