










Offers Over  
**£225,000**

## 224 (3F2) Easter Road

Easter Road | Edinburgh | EH6 8LE

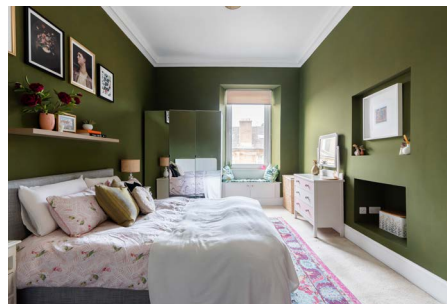
Beautiful corner flat located in the ever popular and cosmopolitan Easter Road area. The flat itself is situated on the third/top floor and is well appointed and offers a true move in condition property for any first time buyer or young professionals, ideally located for excellent local amenities and access to the city centre.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit/Meter Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band – C



## Description

Internally the accommodation is in fantastic order and briefly comprises; welcoming entrance hallway, light and airy reception room with feature fireplace, modern fitted kitchen with a range of stylish wall and base mounted units with splash back, spacious principal bedroom with fitted cupboard, good sized second double bedroom, and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob and oven.

## Gardens & Parking

To the rear there is a communal garden. On-street parking is available within close vicinity to the property along with permit for residents.

## Viewing

By appointment through Neilsons 0131 625 2222.





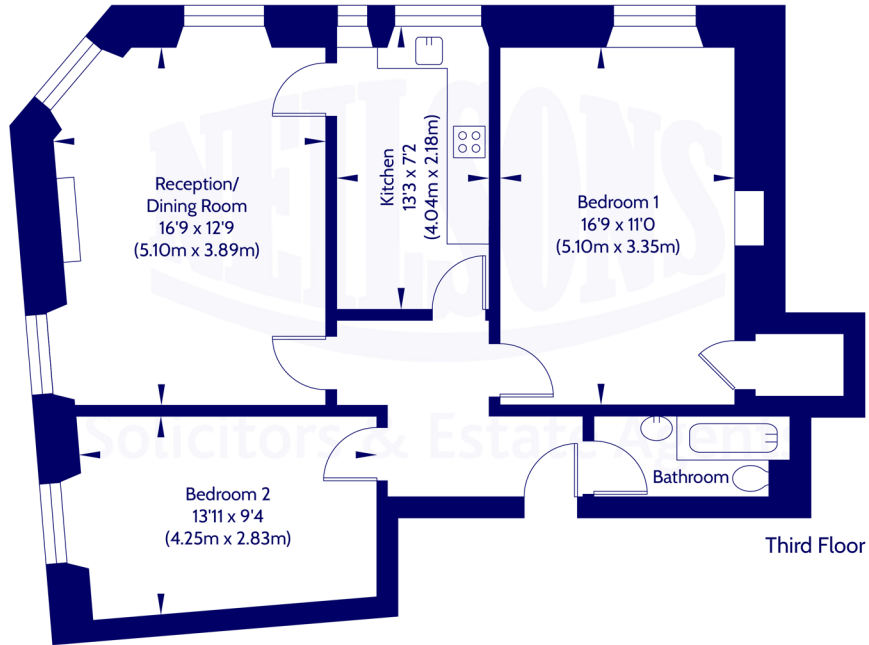
## Location

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craightinny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.

Approx. Internal Area 72.58 Sq M / 781 Sq Ft.

Not to scale. For identification only.

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Third Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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