










Offers Over

£425,000

29 Lawrie Reilly Place

Easter Road | Edinburgh | EH7 5EU

A superb contemporary townhouse, thoughtfully designed to provide the ideal space for family life and entertaining, offering generously proportioned accommodation over three floors with private garden and roof terrace.

-  3 Bedrooms
-  1 Reception room
-  2 Bathrooms
Guest WC & utility
-  West-facing garden & roof terrace
-  Parking
-  EPC Rating – C
-  Council Tax Band – E



Description

The peaceful cul-de-sac location of this superb home belies its central and convenient location, within easy walking distance of the city centre, St James Quarter and the charming cafes, bars and boutiques of Easter Road and Abbeyhill. The house is beautifully presented for sale in move-in condition offering buyers a low-maintenance, modern and energy efficient home. The accommodation flows over three floors, with the ground floor having a generous dual aspect reception room offering open plan living and dining space and a large separate kitchen/breakfast room which connect across the patio with bifold doors from each room opening to provide the ideal entertaining space during the warmer months. The kitchen is fitted with an excellent range of modern wall and base units with quartz worksurfaces and breakfasting bar, integrated fridge freezer, dishwasher, double oven, hob and cooker hood. A generous guest cloakroom/WC and a useful utility room with space for a washing machine and tumble dryer completes the ground floor accommodation. Stairs rise to the first floor landing which gives access to a west-facing roof terrace, the perfect spot to enjoy morning coffee or an evening aperitif. This floor has bedrooms two and three and a luxurious four piece family bathroom. Stairs to the second floor lead to the superb principal bedroom with dual aspect, Juliette balcony to the rear, built-in wardrobes and dressing room area and a spacious en-suite shower room. Ample built-in storage is provided throughout the home with large and useful cupboards on each floor. Further benefits include gas central heating and full double glazing combined with a heat recovery system for optimum energy efficiency.



Extras

The fitted carpets and floor coverings and light fittings are to be included in the sale along with the aforementioned integrated kitchen appliances.

Gardens and Parking

The property benefits from an enclosed private garden and a generous roof terrace, both enjoying a westerly aspect making the most of Edinburgh's late summer sunlight, and providing the perfect spot for relaxing and al fresco dining. The garden has a gate giving convenient rear access for bikes and bins via a gated communal pathway. The secure bike store in the garden is to be included in the sale. Ample residents parking bays are provided with further unrestricted on street parking available for visitors. There is also an Enterprise Car Club bay within the development. The communal areas and shared grounds are maintained by RMG Factors at a cost of approximately £250 per annum.

Viewing

Please contact Neilsons on 0131 625 2222





Location

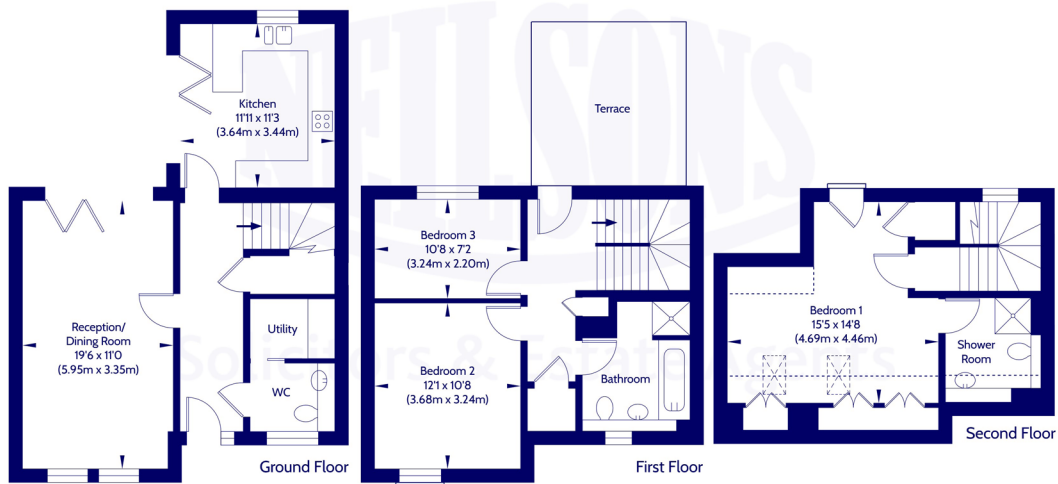
Lawrie Reilly Place is a peaceful residential cul-de-sac within the prestigious Urban Eden development, bordered by the Abbeyhill, Easter Road and Meadowbank districts of East Edinburgh. It is sure to appeal to a wide variety of buyers with this central location offering both convenience, close to the bustle of the city centre and calm, with beautiful open green spaces nearby including Lochend Park and Loch and the wide spaces of Holyrood Park and Arthur's Seat. A wealth of independent shops and services are available within easy walking distance of the property with Meadowbank Retail Park providing a Sainsbury's supermarket and other high street named stores. Excellent local bus services connect quickly to the city centre and surrounding areas, and by car the A1 offers swift access to the bypass. A wide variety of sporting and recreational facilities are close at hand including the recently refurbished Meadowbank Sports Centre and the Omni Centre with gym and multiscreen cinema. For families, there is local schooling available within walking distance from nursery to secondary level.



Approx. Internal Area 120.94 Sq M / 1302 Sq Ft.

Not to scale. For identification only.

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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.



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