



Solicitors & Estate Agents








Offers Over
£205,000

18/7 Drum Terrace

Easter Road | Edinburgh | EH7 5NB

A tremendous opportunity has arisen to acquire this lovely and bright two bedroom top floor flat pleasantly positioned within a quiet and exclusive residential development in Leith, just off Easter Road. Situated a short walk from the city centre while being close to an excellent range of local amenities and transport links, the property will undoubtedly appeal to first-time buyers, professionals and investors. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Allocated parking space
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property is presented in move-in condition while briefly comprising of; inviting entrance hallway with storage cupboards and Ramsey ladder access to a partially-floored attic, light and airy lounge/ diner with a peaceful outlook and gorgeous views of The Firth of Forth and Fife, fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and under-unit lighting while being styled with light-wooden units and a dark worktop, first generous double bedroom with integrated wardrobes and more lovely sea views, second sizeable double bedroom with space for freestanding furniture and views of the Salisbury Crags, and a partially splash-paneled bathroom suite with an over-bath shower.

Further benefits include a secure door entry system, electric heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated induction hob, double oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner, there is an allocated parking space to the rear of the building allowing for off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

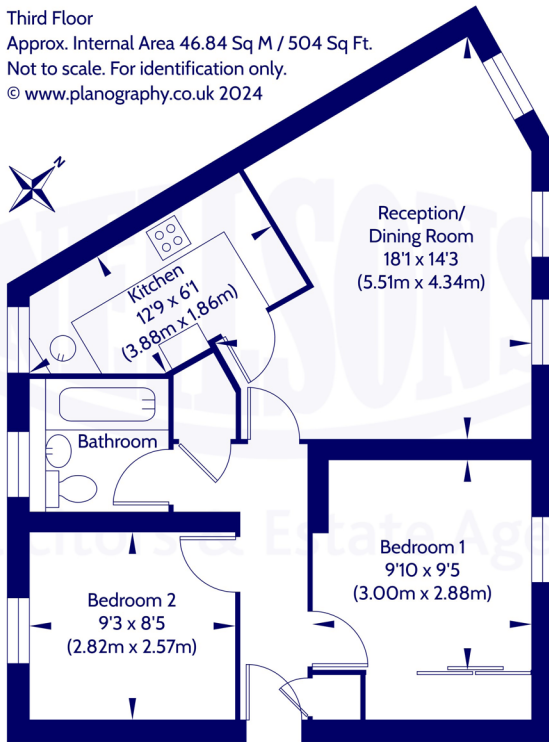
The property is a short walk from Edinburgh's iconic Leith Walk, approximately one mile north of the city centre, within close proximity to Waverley train station, the newly extended Edinburgh tram network and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk itself, with further amenities available at the nearby Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There are regular bus and tram services to the city centre and surrounding areas and the CityBypass is easily accessible with links to central Scotland's main motorway network.

Third Floor

Approx. Internal Area 46.84 Sq M / 504 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.



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



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