



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**271/8 EASTER ROAD**

Leith, Edinburgh, EH6 8LQ





Enjoying an excellent location on Easter Road in Leith, this one-bedroom (plus box room) third/top-floor flat forms part of a handsome, traditional tenement building. The flat is well-presented with a lovely blend of contemporary styling, fixtures and fittings, and retained period features, and it is sure to appeal to first-time buyers, professionals, couples, and rental investors alike. Its enviable location allows swift access to Leith's eclectic amenities, including a diverse range of shops, cafés, restaurants, and bars, entertainment and cultural venues, transport links, and scenic open spaces. The heart of the capital is also just over a mile away.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

## FEATURES

- Traditional third/top-floor flat in Leith
- Well-presented, modern interiors and period features
- Secure shared entrance and stairwell
- Hallway with built-in storage
- East-facing living room with bay window and fireplace
- Airy dining kitchen with adjoining study area
- Spacious double bedroom
- Versatile box room
- Contemporary bathroom with stylish tiling and shower-over-bath
- Access to a shared garden
- Controlled on-street parking (Zone N7)













"THIS TRADITIONAL  
ONE-BEDROOM  
THIRD/TOP-FLOOR FLAT IS  
WELL-PRESENTED WITH  
ATTRACTIVE MODERN  
INTERIORS."









EPC RATING:



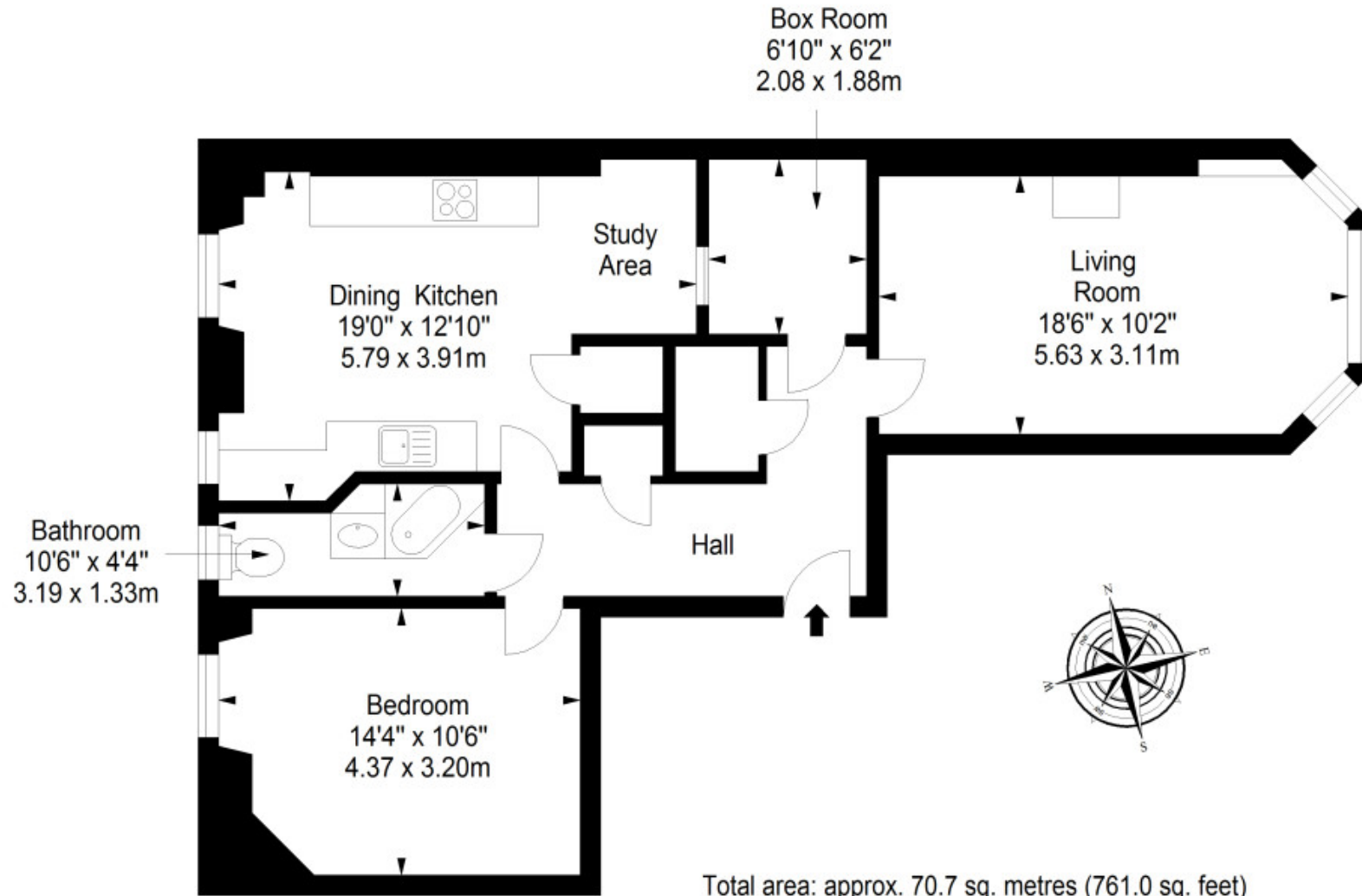
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### Third Floor

Approx. 70.7 sq. metres (761.0 sq. feet)





GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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