



Offers Over

**£260,000**

## 58/9 Lawrie Reilly Place

Easter Road | Edinburgh | EH7 5EU

A fantastic opportunity has arisen to acquire this bright and spacious first-floor flat forming part of the modern Urban Eden development. The property's open-plan and flexible living is well suited to professionals, first-time buyers and downsizers alike. The area benefits from a range of independent shops, cafés and green spaces, with the city centre within easy reach.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Secure Residents Underground Parking
-  EPC Rating – B
-  Council Tax Band - D



## Description

The apartment features an entrance hallway boasting two storage cupboards. An invitingly spacious lounge seamlessly merges with the kitchen, adorned with two side-facing windows and bi-folding doors opening onto the balcony. The kitchen boasts sleek white gloss base and wall units, equipped with an oven, hob, hood, fridge/freezer, washing machine and dishwasher. The generously sized primary bedroom is flooded with natural light from its double aspect, complemented by a double wardrobe featuring sliding doors, a shelf, and hanging rail. Additionally, there are two more bedrooms, one offering a fitted cupboard with a shelf and hanging rail, while the third bedroom is an ideal space for a study or home office. Completing the accommodation is a bathroom featuring a three-piece white suite, complete with a shower over the bath.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Parking and Communal Spaces

There are landscaped grounds throughout the development with residents secure underground car park. Further on street parking is available for visitors.

The building and development is factored by RMG Scotland at a cost of approximately £100 per month.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

Leith and Easter Road have rapidly become the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. Diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular. The mile-long Leith Walk and Easter Road link the area to the city centre, and have a truly impressive range of independent shops and outlets. The Royal Mile, Princes Street and the Scottish Parliament are all walkable, as are the Omni Centre and St James Quarter for shopping, cinemas and restaurants. The open green spaces of Calton Hill, Holyrood Park and Arthur's Seat provide opportunities for walking and recreation. Regular buses provide frequent connections to Edinburgh's city centre, and Waverley train station is within easy reach.



Approx. Gross Internal Floor Area 67.58 Sq M / 727 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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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