

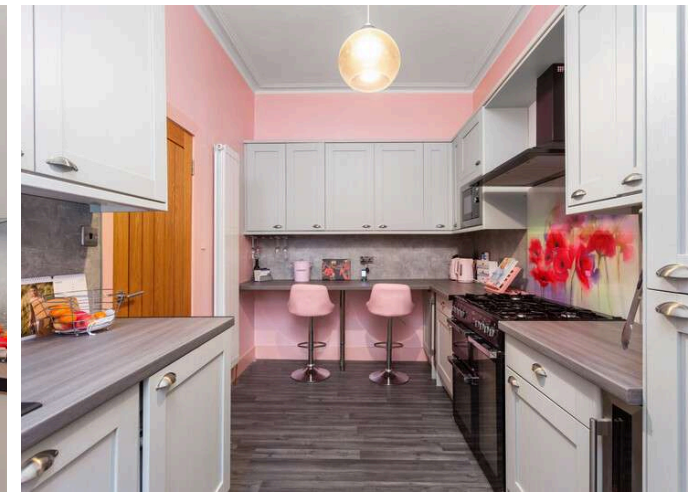


286 Easter Road
Edinburgh, EH6 8JU

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"286 Easter Road is a spacious two bedroom main door flat, forming part of a traditional tenement building"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Easter Road is an extremely popular part of the city and benefits from a superb range of local shops and amenities including Meadowbank Retail Centre, which includes a Sainsburys Supermarket and various retail outlets. The property is ideally placed for the main commercial and financial heart of the city centre, The Omni Complex, Calton Hill, Holyrood Park and Waverly Railway Station. Nearby Leith offers a wonderful array of restaurants, cafes and bars, many of which are to be found at the nearby cosmopolitan Shore, Ocean terminal shopping centre, a large flagship development which houses over 70 national and boutique retailers, multi-screen cinema, restaurants and leisure facilities. Leisure activities can be found locally at Meadowbank Sports Centre, Leith Victoria Leisure Centre and David Lloyd Fitness Club. Leith Links and Pilrig Park are nearby for a relaxing stroll. The area is well served with schooling for all ages. There are frequent bus services to the city centre. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport, making it ideal for commuting.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

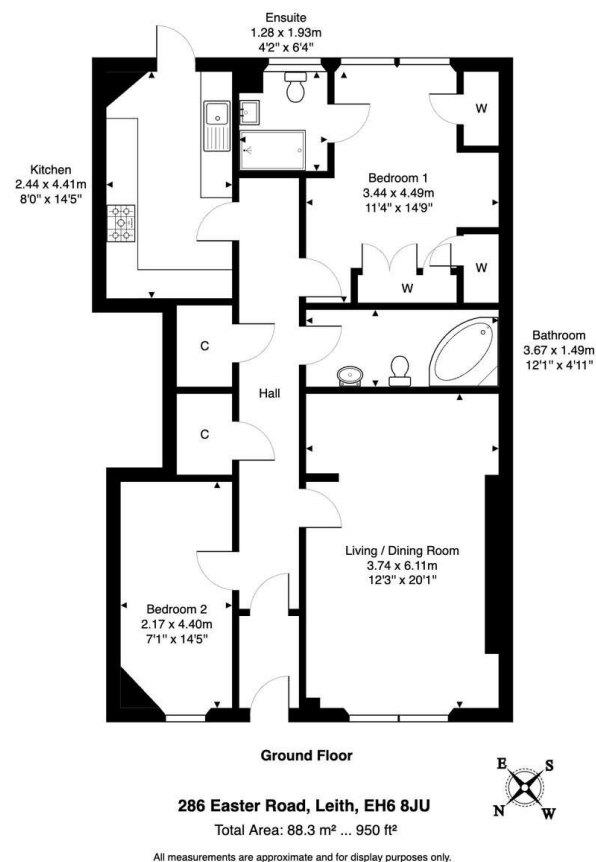
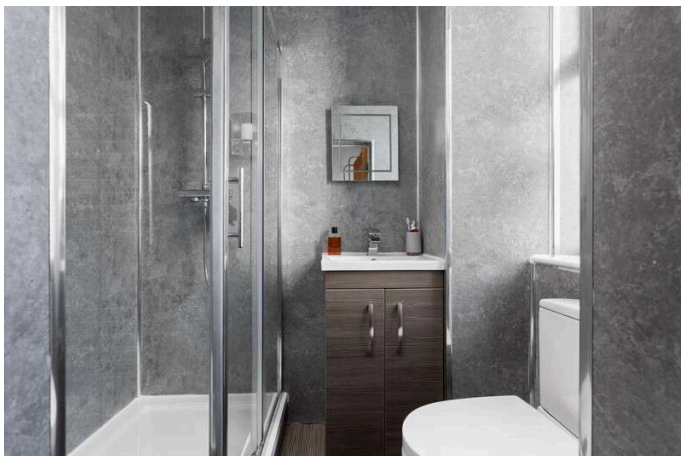
286 Easter Road is a spacious two bedroom main door flat, forming part of a traditional tenement building. The property is ideally situated to take advantage of the vast amenities available on Easter Road and is only a short walk to the popular Leith Links.

The accommodation, which would be an ideal first time buy or but to let investment, comprises: entrance vestibule; welcoming entrance hall with two cupboards off; well-proportioned living room / dining room; modern kitchen with breakfast bar and access to rear garden; double bedroom 1 situated to the rear, with built-in wardrobes and ensuite shower room off; bedroom 2 and contemporary bathroom with corner bath and mains operated shower over bath. The property benefits from: gas central heating; double glazing; private rear garden with decking and lawn; permit parking located to the front; excellent transport links and local amenities.

EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
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