

Flat 5, 58, Lawrie Reilly Place, Edinburgh, EH7 5EU

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





A rare opportunity to purchase this delightful ground floor two bedroom apartment arranged over two floors styled and finished to a good standard throughout. This charming property occupies a quiet cul-de-sac position within the prestigious Urban Eden development surrounded by manicured communal grounds, located moments from the city centre. An impressive property offering a light, spacious interior and boasting a private balcony. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Open plan living/dining and kitchen with floor to ceiling windows offering lots of natural light, door accesses balcony.
- Fully fitted kitchen with a range of wall and base units along with integrated appliances.
- Double bedroom located on the ground floor with direct access to the balcony.
- Upper landing with a useful storage cupboard.
- Master bedroom located on the upper level, dual aspect, built in wardrobes, en-suite shower room.
- Bathroom comprising WC, wash hand basin, bath with shower over, ladder radiator.
- Communal gardens.
- Residents and visitors parking.
- Gas central heating.
- Double glazing throughout.



## Location

Lawrie Reilly Place located just off Easter Road is an increasingly popular area lying to the east of the city centre, within easy reach of the vast green expanse of Holyrood Park. The popular Easter Road area lies to the east of the city centre, within easy reach of the vast green expanse of Holyrood Park and Leith Links. There is an excellent range of shopping amenities in the vicinity, with Meadowbank Retail Park on nearby London Road. Additional attractions in the east end include the Omni Centre, Playhouse Theatre and the Harvey Nichols store, whilst the exciting St James Quarter boasts a variety of shops and leisure facilities. Regular bus services run from Easter Road to other parts of the city and nearby London Road has several additional bus routes. The fashionable Shore area of Leith with its retro-cafes, gastropubs and award winning restaurants is also nearby.

## Extras

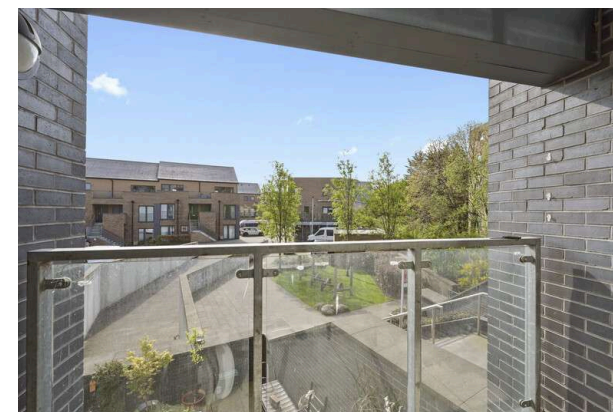
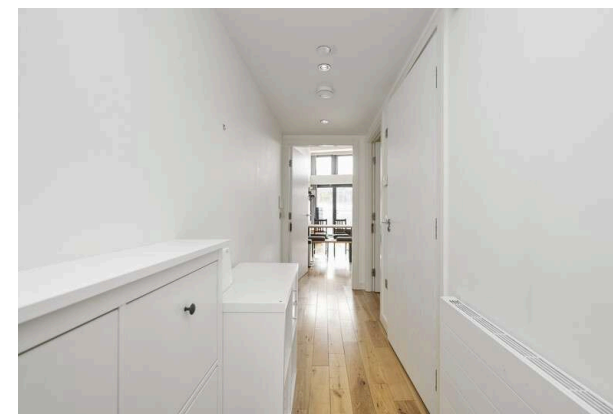
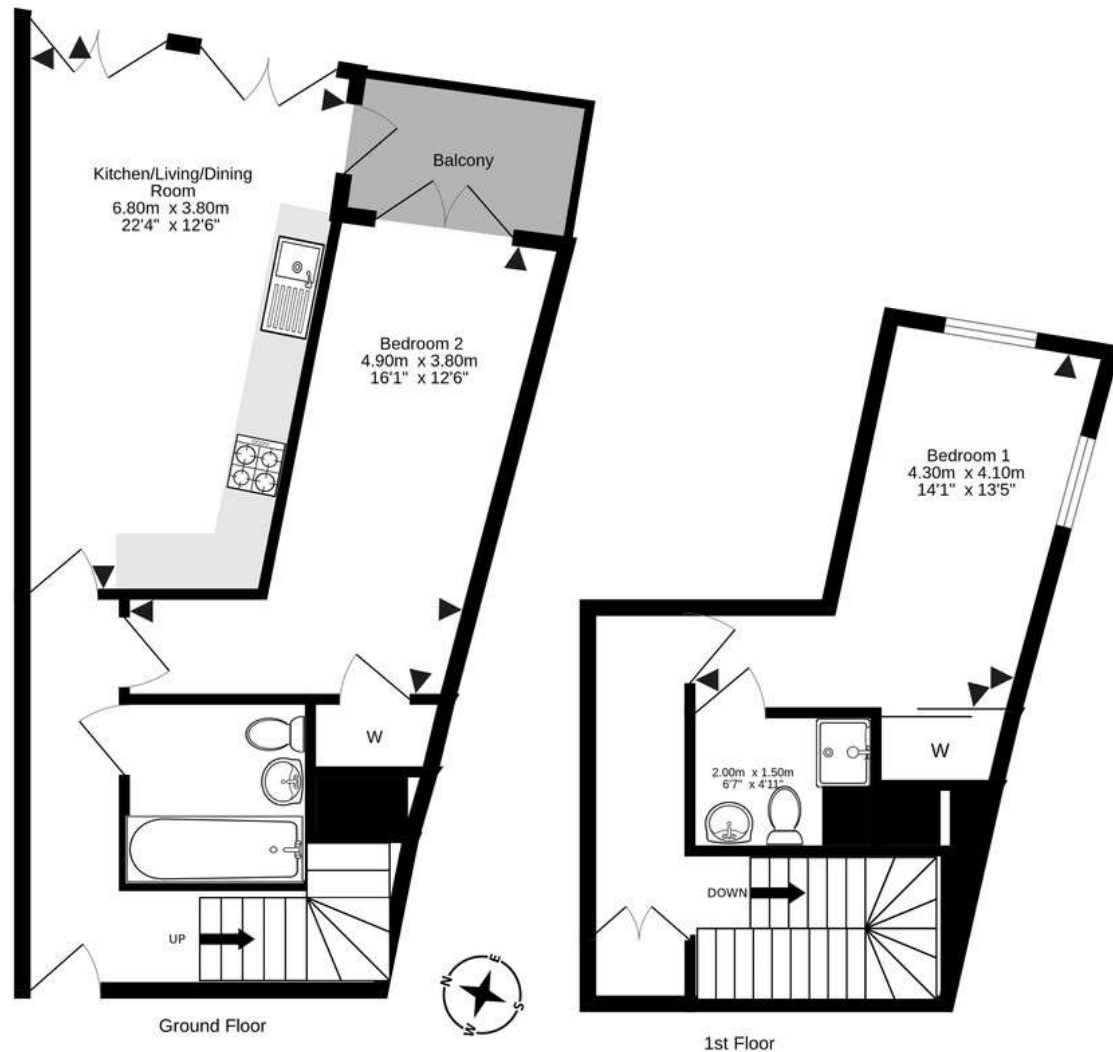
Included in the sale are the integrated appliances, white goods and fixtures & fittings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B





Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

**ēspc**  
**Mc**  
 McDougall McQueen