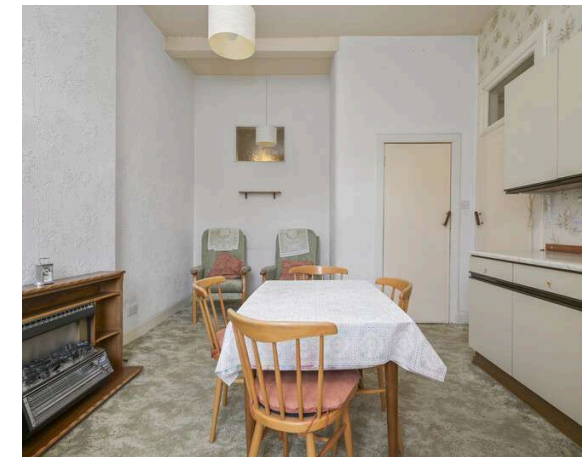




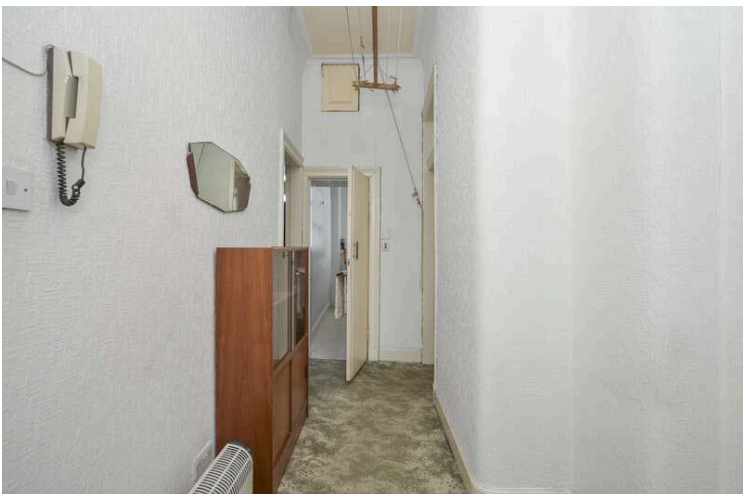
31/7 Easter Road, Edinburgh, EH7 5PJ

www.mcdougallmcqueen.co.uk



Ideal first time buy or investment opportunity, this one bedroom second floor flat offers bright and spacious accommodation with the additional benefit of a useful box room. The property forms part of traditional tenement building with secure entry system and a shared rear garden. The property is ideally located in the thriving Leith area of Edinburgh close to an abundance of local amenities and transport links including the frequent trams. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Good sized box room.
- Bright and spacious front facing living room with a bay window, corniced ceiling and Edinburgh press.
- Kitchen and dining area set to the rear of the property with a utility room off, large pantry cupboard, white goods included in the sale.
- Rear facing double bedroom with built in wardrobes.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Double glazing throughout.
- Secure entry system.
- Shared communal garden.



Location

Leith and Easter Road have rapidly become one of the most exciting areas of Edinburgh to live. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. 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 nearby St James Quarter provides further shopping opportunities, along with a large cinema and range of restaurants. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Tram line extension which is under construction will be within easy walking distance. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach whilst links to the Water of Leith walkway are close by. The city centre and Waverley Train Station are also within walking distance.

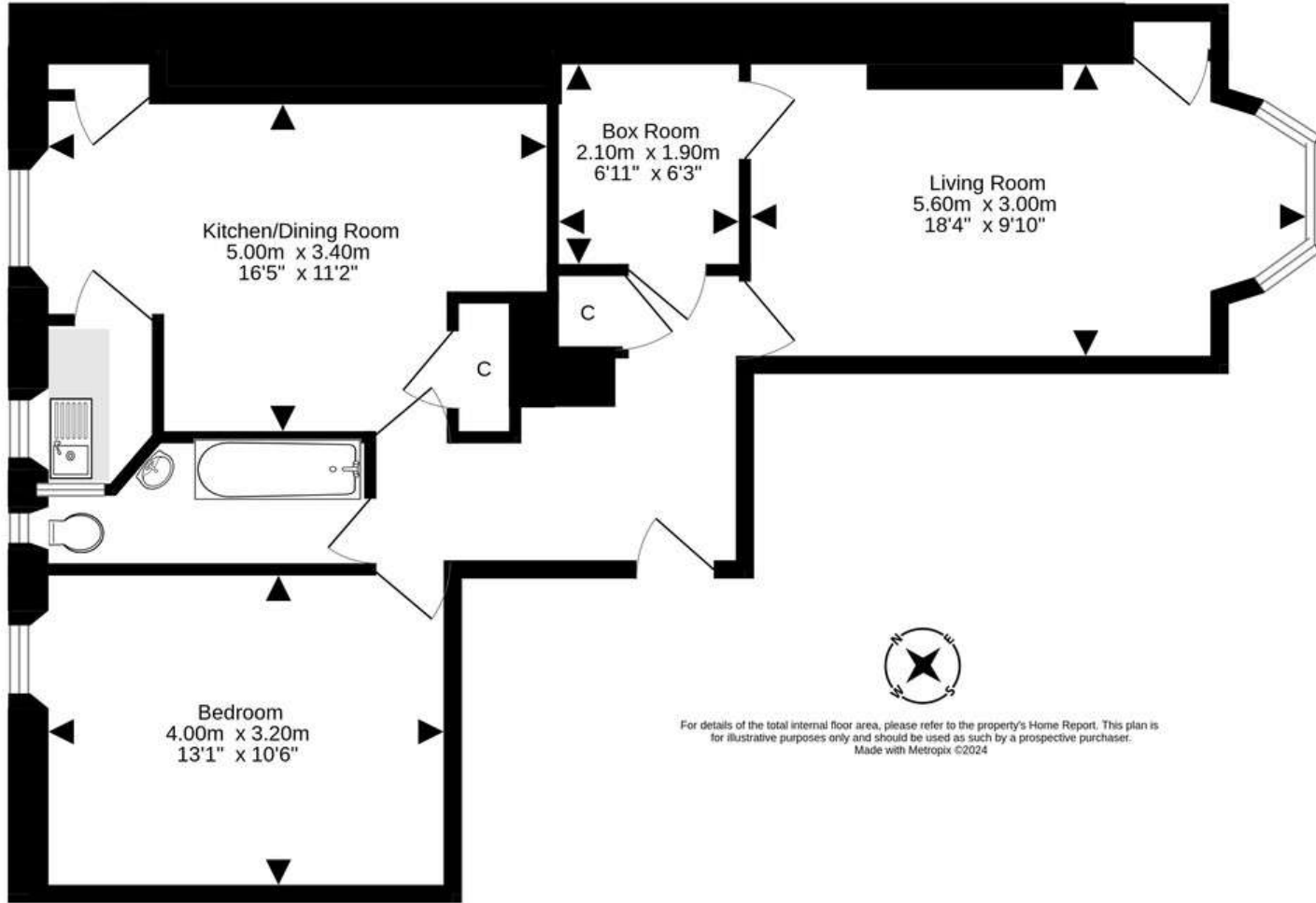
Extras

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

Price & Viewing

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

EPC Band - E



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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.

