



GILSON GRAY

LAW • PROPERTY • FINANCE

279/10 EASTER ROAD, LEITH

Edinburgh, EH6 8LQ



Benefiting from a prime city location within a friendly neighbourhood, this one-bedroom top/third-floor tenement flat enjoys tasteful neutral interiors with charming period features, as well as access to expansive communal gardens and controlled on-street parking. With the potential to create a second bedroom, the home boasts a spacious bay-fronted living room, a box room/office, a dining kitchen with a utility room, excellent storage including a walk-in pantry, and a bathroom.

Extras: All fitted floor and window coverings and light fittings will be included in the sale.



FEATURES

- Spacious top/third-floor tenement flat
- Tasteful neutral décor and period features
- Entrance hall with storage and secure entry system
- Bay-fronted living room with built-in shelving
- Bright classically-styled dining kitchen with a utility room
- One double bedroom with a quiet rear-facing position
- Bright bathroom with shower-over-bath
- Box room/office
- Attractive communal garden
- Controlled on-street parking (Zone N7)
- Gas central heating and double-glazing







"A SPACIOUS AND CHARMING ONE-BEDROOM PERIOD HOME WITH THE POTENTIAL FOR A SECOND BEDROOM OR HOME WORKING."





EPC RATING:



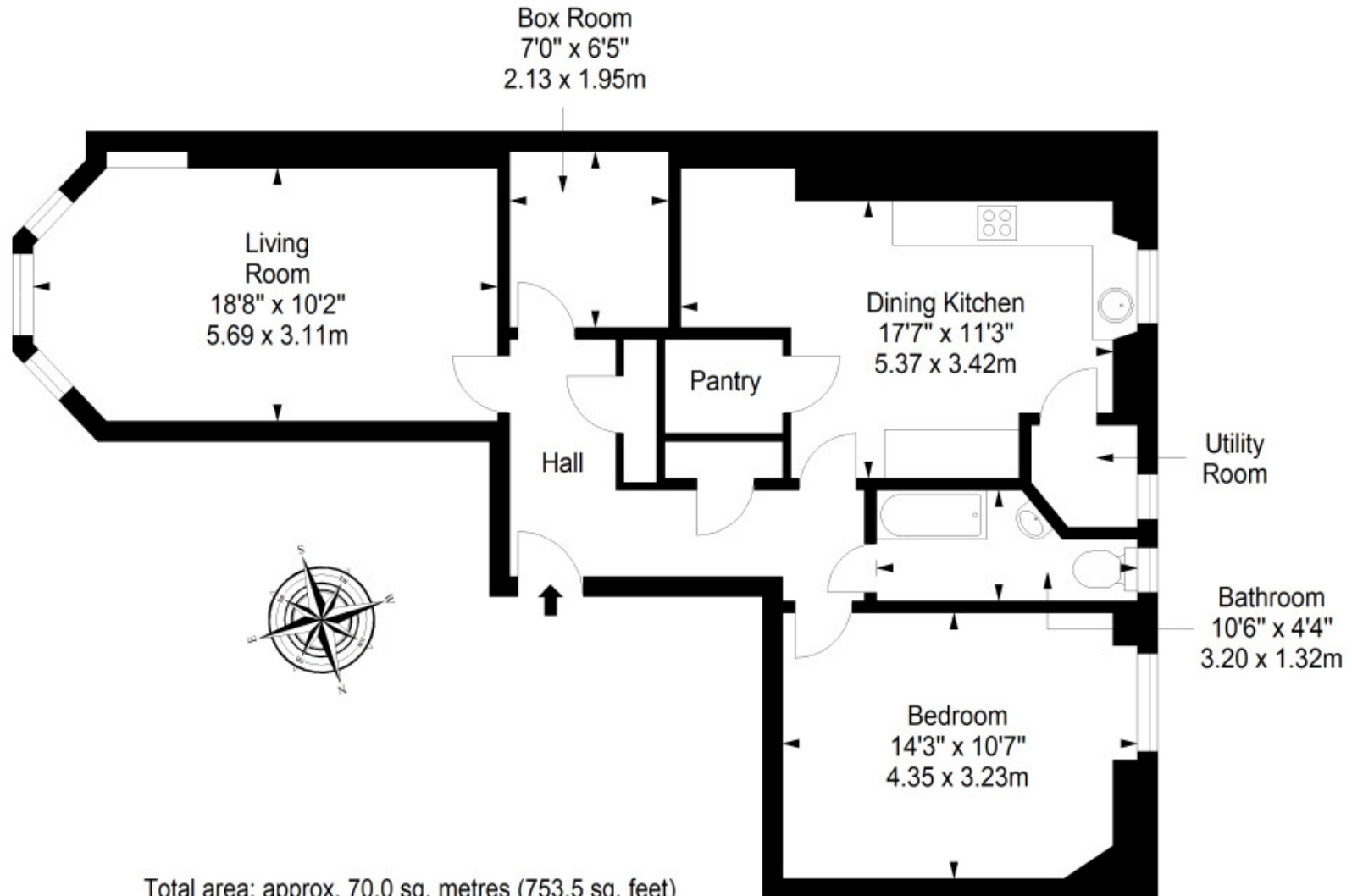
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Third Floor

Approx. 70.0 sq. metres (753.5 sq. feet)



Total area: approx. 70.0 sq. metres (753.5 sq. feet)



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GILSONGRAY.CO.UK

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BORDERS

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CHARTERED FIRM

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