

161/5 (The Bridge) Easter Road Edinburgh, EH7 5QB

OFFERS OVER £240,000



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- Contemporary first floor flat with proven rental history
- Secure entry system, lift and underground garaging
- Bright living room, separate dining kitchen and small utility
- Master bedroom with en suite shower room
- 2nd double bedroom and bathroom
- Gas central heating, double glazing and laminate flooring
- One mile from the top of Leith Walk
- Secure landscaped City Centre development (2003)
- EPC B

Description

This stylish 2-bedroomed first floor flat (76sqm) offers the luxury of an en suite plus convenience of a lift and underground garaging. It is well-designed and would make an excellent modern home or Buy-to-Let investment opportunity. There is a particularly spacious hall featuring an entry phone handset, small utility room and deep walk-in store. Its west-facing living room flows into an equally bright fully-fitted kitchen/breakfast room boasting French doors with Juliette balconette. The master bedroom with in-built wardrobes enjoys the benefit of an en-suite shower room. There is a second double bedroom (also having fitted mirrored wardrobes) and bathroom/shower fitted with timeless white sanitary ware and a shower attachment.





Central Heating and Double Glazing

This is a warm and sunny property having gas central heating complemented by double glazing.

Grounds and Parking/Garage

The building has the advantage of a secure communal garage at lower ground floor level operated by remote control. Additional parking (with visitor permits) is quietly located off Easter Road itself. The development is set within landscaped grounds.

Managing Agent

The building is managed by Newton Property Management for the upkeep of the communal areas and is approximately £110 per month (including buildings insurance).

Location

Halfway down bustling Easter Road, The Bridge is a distinctive and secure development right beside numerous small shops, take-aways and coffee shops. The location is under one mile from Leith Walk, the Omni Centre, Meadowbank and St James Quarter shopping mall. This complex is equally handy for the delightful open recreational facilities of Calton Hill and Holyrood Park. Schools, social amenities and several supermarkets are close by. There are good cycle tracks and excellent bus services operate day and night.

Home Report

The property has been valued at £245,000 and the link to the Home Report is available from the ESPC web site.

Council Tax and EPC

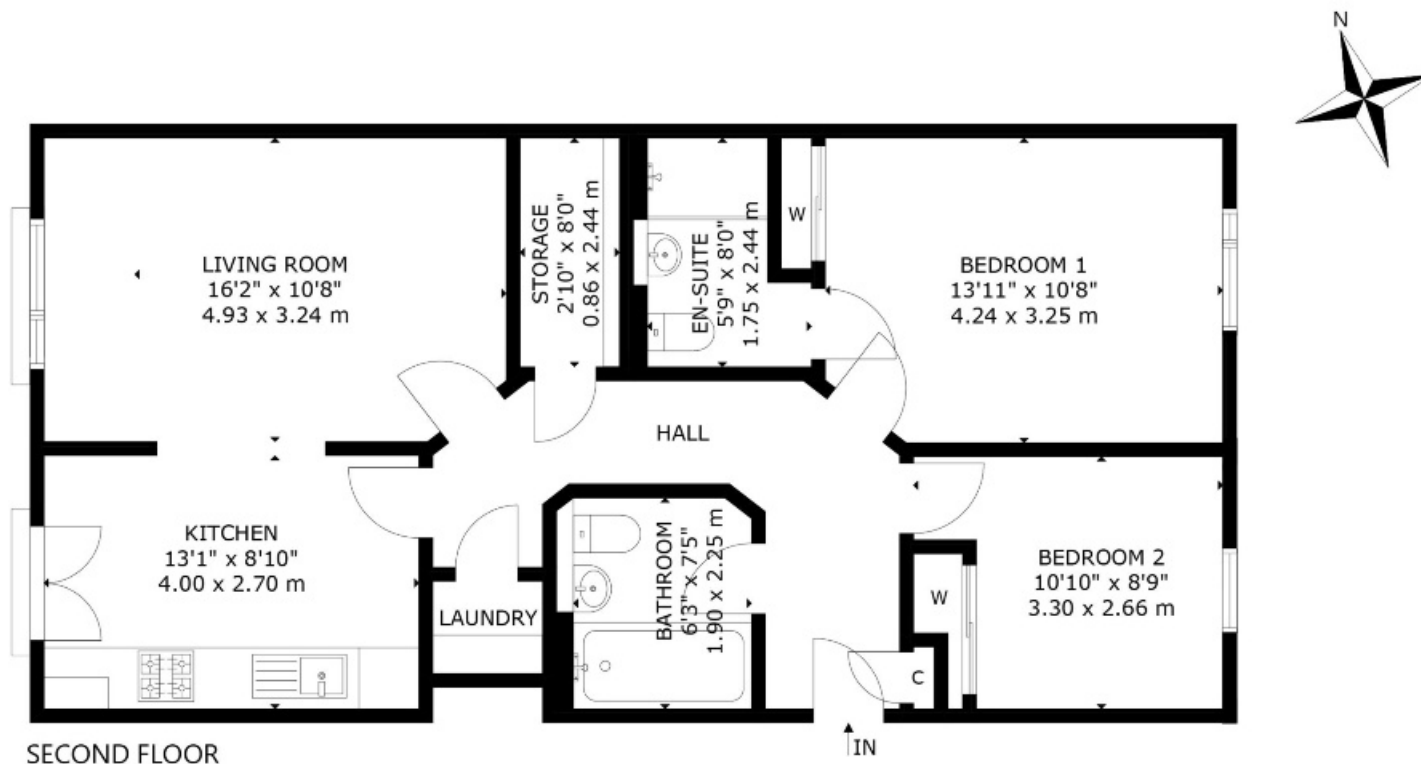
It lies in Council Tax band D and has a B-rated Energy Performance Certificate.

Extras

The sale price includes the built-in oven, gas hob, hood, washing machine and integrated fridge/freezer. All the furniture is also available.

Viewing

To view telephone Agent 0131 229 3399 (0759 58 20611 out with office hours).



SECOND FLOOR

161/5 EASTER ROAD, EDINBURGH, EH7 5QB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 819 SQ FT / 76 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
 email sales@dm-property.com
dm-property.com



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