



Solicitors & Estate Agents









Offers Over  
**£160,000**

# 1/30 Bothwell House, Bothwell Street

Easter Road | Edinburgh | EH7 5YL

This delightful, recently upgraded 2nd floor flat forms part of a traditional Victorian converted building, maintained by a factor with caretaker and lift to all floors. The property is conveniently positioned with excellent amenities and transport links literally on the doorstep with the city centre just a short distance away.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Zoned parking
-  EPC Rating – D
-  Council Tax Band - B



## Description

Offered to the market in move-in condition, this lovely home which has undergone a programme of refurbishment in recent times to include an upgraded electric heating system, new kitchen with appliances with fresh decoration and flooring to most rooms. The property will undoubtedly appeal to the first time buyer/couple or rental investor and merits internal viewing to be fully appreciated. Accessed via a secure communal door entryphone system with stairs and lift providing access to all floors. Flat 30, which is quietly positioned to the rear of the building comprises; entrance hallway with storage provisions. There is a well proportioned lounge/diningroom, a separate recently upgraded kitchen fitted with a range of sleek white wall and base units, complementary worktops and splashback with built-in electric hob/oven/hood. Additional appliances shall be included in the sale. There is a sizeable double bedroom with built-in wardrobes and the bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include the recently upgraded electric heating system and double glazing.



## Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the electric hob/oven/hood, washing machine and fridge.

## Externally

For the car owner, zoned and metered parking is available to the front and surrounding streets.

## Factors

Trinity Factors are the factoring agents for the building, to which a monthly fee of approx. £84 is payable for the caretaker together with the upkeep of the communal area including stair cleaning, lift maintenance and includes block buildings insurance.

## Viewing

By appointment with Neilsons on 0131 625 2222.





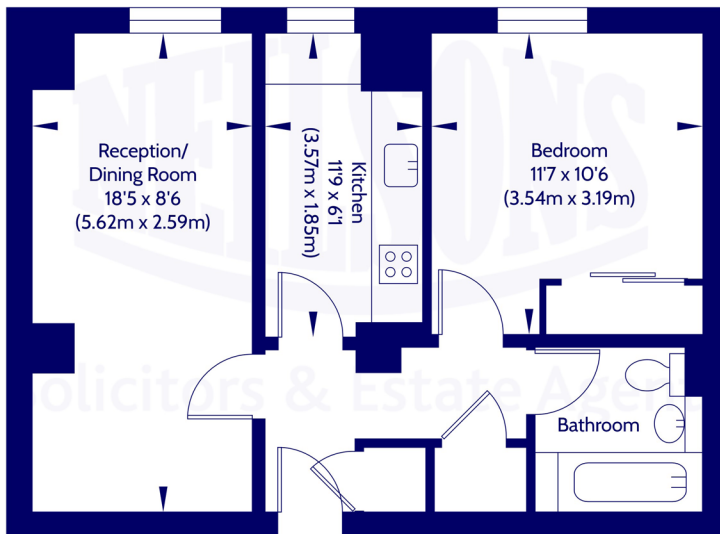
## Location

The property is situated in the popular Easter Road area which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the delightful open green spaces of Leith Links, Holyrood Park and Arthurs Seat. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym



Approx. Gross Internal Floor Area 43.31 Sq M / 466 Sq Ft.

### Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

