

**171/3 Easter Road
Edinburgh EH6 8LF**

Offers Over £215,000

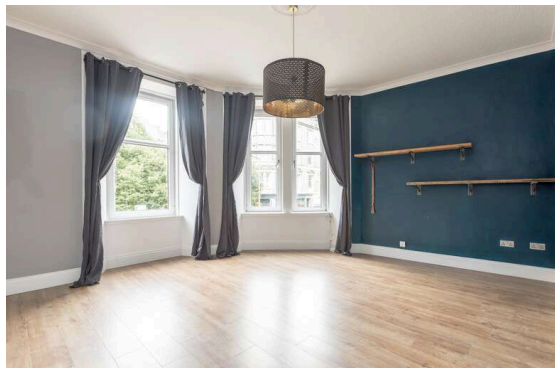
- Bay window living/dining room
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and double oven and appliances included in sale
- Double bedroom and single bedroom
- Shower room
- W.C
- Gas central heating and double glazing
- On-street permit parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



Flat

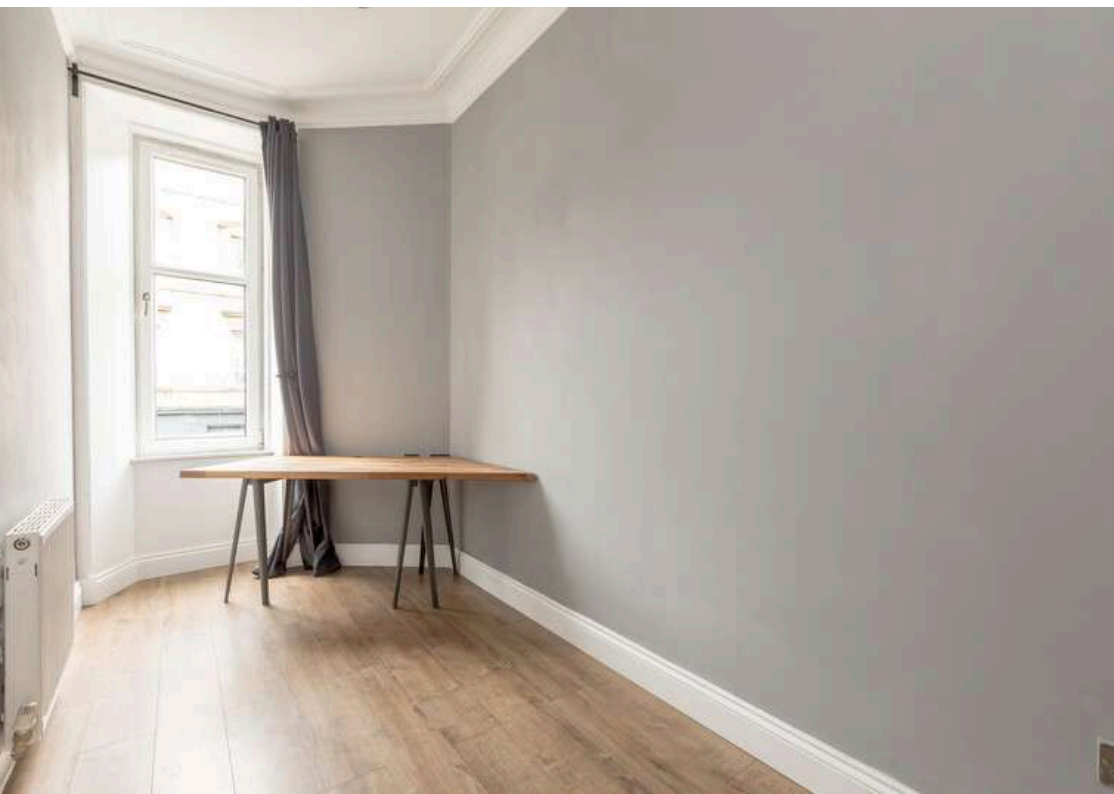
Blair Cadell are delighted to bring to market this spacious two-bed tenement flat in sought after Leith. With superb local amenities and great links to the city centre, the property would be ideal for the first time buyer or young professional and must be viewed.

The accommodation comprises of a fantastic bay window living/dining room that is the ideal place to host friends and family. A galley kitchen fitted with a range of floor and wall mounted units, gas hob and double oven and integrated appliances and white goods which are included in the sale. A double bedroom with hanging rails and shelving built in offering plenty of useful storage space and a single bedroom that would serve as a perfect home office. Shower room with a mains walk in shower and a separate W.C. The property benefits from gas central heating and double glazing throughout for maximum efficiency. A communal garden to the rear and on-street permit parking.

Situated within the vibrant district of Leith, to the east of the City Centre and within easy reach of Leith Links Public Park. There is an excellent range of shopping amenities in the vicinity, with Lidl just across the street and a Tesco at the bottom of Easter Road. The property is well-placed to take advantage of a superb range of shopping outlets within Leith itself, whilst just a short drive away is the fashionable Shore area with its cafes, gastro-pubs and award-winning restaurants. Local leisure and recreational facilities include Ocean Terminal retail and leisure complex with a multiscreen cinema and a Marks & Spencer's food hall. An efficient public transport network including the tram is on hand, which operates to other parts of the city and surrounding areas and the city bypass and main motorway networks are also within easy reach.

Viewing by appointment on 0131 337 1800

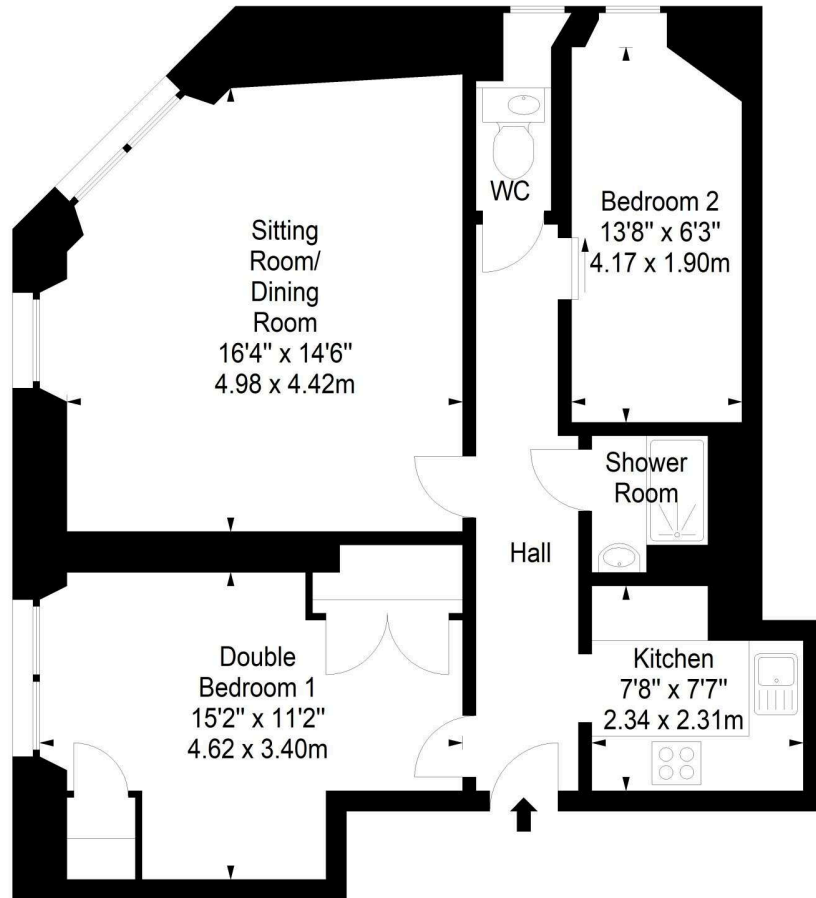




Easter Road, EH6 8LF



Approx. Gross Internal Area
681 Sq Ft - 63.26 Sq M
For identification only. Not to scale.
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First Floor



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