



191 2f3 Easter Road, Edinburgh, EH6 8LF



Welcome

Fabulous opportunity for the first time buyers, professional couples, or property investors, this stunning property offers contemporary styling whilst retaining many original features. This two-bedroom second floor flat offers bright and spacious accommodation forming part of a traditional tenement building with secure entry system and shared communal garden to the rear. The property is superbly located in the Easter Road area of Edinburgh, close to all local amenities whilst being a short distance from the City Centre.

- Secure communal entry
- Reception hallway with large store cupboard
- Bright and spacious front facing living room with a bay window, corniced ceiling, open Edinburgh press and feature ornate fireplace
- Fitted kitchen with a range of base and wall units, under unit lighting, solid wood worktops, gas hob, oven, extractor, including the washing machine and fridge freezer
- Bedroom one with bay style rear facing window, built in store cupboards, and free-standing wardrobes which are included
- Bedroom two with bay style window and free-standing wardrobes which are included
- Bathroom comprising WC, wash hand basin and bath with shower over
- Double glazing throughout and gas central heating
- Shared communal garden



Leith

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 The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year.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 an 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

The kitchen appliances, curtains, blinds and fitted floor coverings are included.



Get in touch

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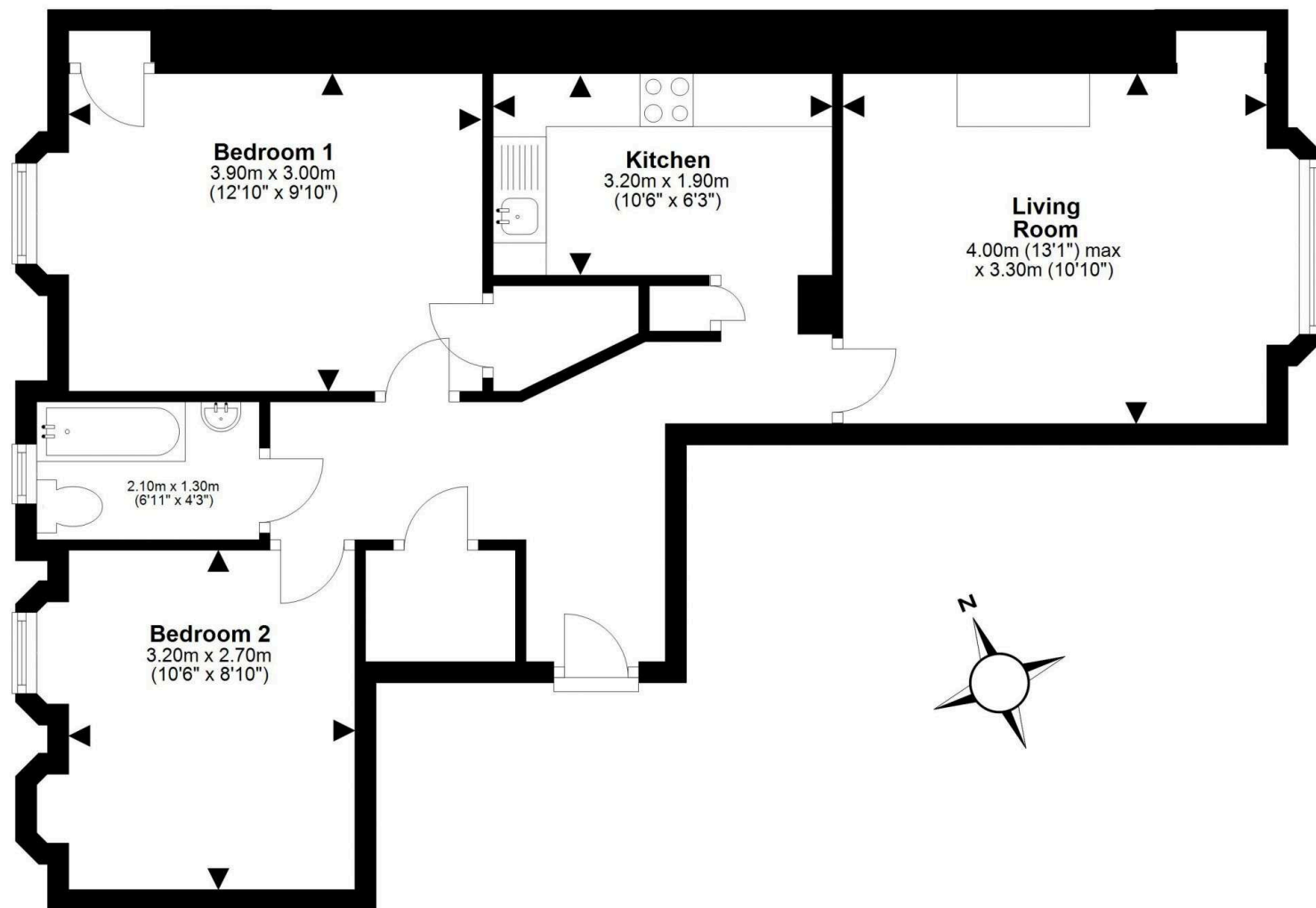
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the 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.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.