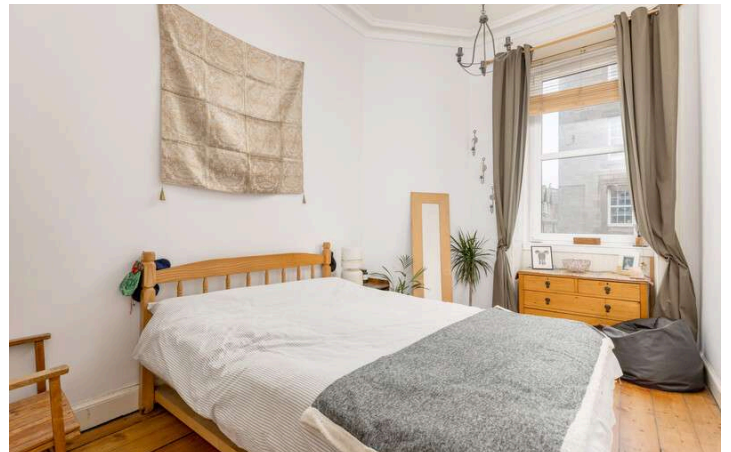


EASTER ROAD  
119/1 EASTER ROAD  
EH7 5PP



EPC RATING: C

OFFERS OVER £210,000



## SPACIOUS ONE BED FIRST FLOOR FLAT WITH LARGE KITCHEN/DINER & BOXROOM IN TRENDY EASTER ROAD

Located in the up and coming area of Leith, surrounded by a wealth of amenities, coffee shops, bars & restaurants, this superb one bed flat has excellent living accommodation, perfect for entertaining. Could easily be used as a two bed with an open plan living/kitchen/dining room if required. With the added bonus of a handy boxroom, ideal for working from home. Walking distance to the city centre making it perfect for commuters.

### VIEWING

Sun 2-4pm or please call 0131 4466850

### PROPERTY DESCRIPTION

- Hallway with large storage cupboard
- Spacious, square twin windowed living room with stunning period features, including corning, marble fireplace, Edinburgh press and stripped wood floors, doors & window frames
- Expansive kitchen diner with wide range of fitted cupboards & appliances, larder cupboard, window seat, shelving and dining recess
- Good sized double bedroom with stripped wood flooring
- Updated bathroom with bath with shower over, sink unit & wc
- Handy boxroom with built in shelving – currently used as a spare single bedroom but could equally make a great study for working from home
- Gas central heating from wall mounted boiler located in the kitchen
- Replacement upvc double glazed windows
- Well maintained communal rear garden
- Resident permit parking

### LOCATION

Leith is a very popular, trendy area in the east of the city which offers an excellent range of supermarkets (including Tesco & Lidl), independent retailers, gyms, coffee shops, bars & restaurants along Leith Walk, Easter Road and further down to the Shore area. There is great local schooling and superb amenities within the vicinity, with easy access into the city centre with all its nightlife, theatres & cinemas, especially the new St James Quarter. The flat is also well placed for lots of walks and open spaces including Leith Links, the Water of Leith, Holyrood Park & Arthur's Seat. There are numerous bus services both into & out of town and the new tram link is available from Leith Walk providing direct access to

Edinburgh Park & the airport one way and down to the Shore the other way. There is also easy access to the motorway network.

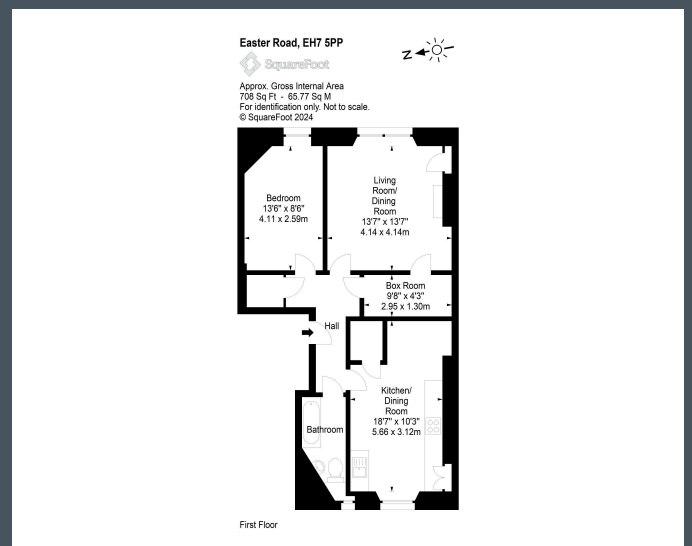
### EXTRAS

The blinds/curtains, light fittings, gas cooker, extractor, freestanding dishwasher, freestanding fridge & freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£220,000

Living room	13'7 x 13'7 (4.14 x 4.14m)
Kitchen/dining room	18'7 x 10'3 (5.66 x 3.12m)
Bedroom 1	13'6 x 8'6 (4.11 x 2.59m)
Boxroom	9'8 x 4'3 (2.95 x 1.30m)



### Contact:

205 Morningside Road Edinburgh EH10 4QP  
T • 0131 446 6850 E • info@jardinephillips.com  
F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

