



RALPH SAYER
SOLICITORS & ESTATE AGENTS

36/1 Thorntree Street

Easter Road, Edinburgh EH6 8PU

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A stones throw from Leith Links and the Shore district, this two bedroom ground floor flat, offers stylish accommodation, along with private resident parking. A variety of shops and cafes, can be found on Duke Street and the bottom of Leith Walk.

Access is via through a secure entry system and behind the front door, is a welcoming hallway. On your left is a bright south-facing living and dining room, the perfect space for entertaining. Across the hall is a modern fitted kitchen, complete with built-in oven and hob, plus all freestanding appliances. There are two comfortable double bedrooms, both with built-in closets, and they share a bright three-piece bathroom, with shower fitted over-bath.



Property Summary

- Close to Leith Links & the 'Shore' district
- Living & dining room
- Modern fitted kitchen
- Two double bedrooms
- Attractive three-piece bathroom
- Gas central heating & double glazing
- Private residents parking to rear, with allocated space
- EPC Rating - C | Council Tax Band - C

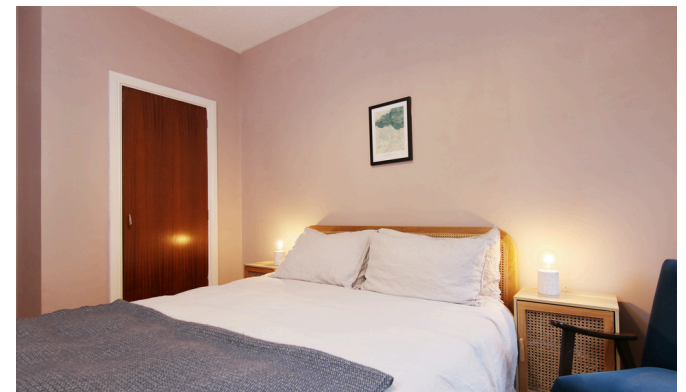
Home Report Value - £210,000







Ground floor,
two bedroom flat
located close
to Leith Links &
the Shore area





Externally, there is an allocated private parking space in the residents parking area, to the rear of the property.

Extras: all fitted floor covering, blinds, lighting, oven, hob and all freestanding kitchen appliances, to be included in the sale.

Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

Easter Road is a well known thoroughfare in Edinburgh, linking the city centre to the historic port of Leith. A wide range of every day amenities are available on Easter Road and there is a large Tesco supermarket at the bottom end with a Sainsburys at nearby Meadowbank Retail Park. A short walk to the east end of the city centre is the Omni Centre with a gym and cinema and the Playhouse Theatre. Recreation is well served with Leith Links to the north or Holyrood Park to the south. Leith Links allows ample space for various leisure activities and it is a short walk through the links to the fashionable Shore district offers a wide range of award winning bars, bistros and restaurants.

Regular bus services operate from Easter Road into and around the city centre, along with the tram network at the bottom of Leith Walk (10 minute walk), whilst the motorist can find easy access to the A1 for routes out of town towards the City Bypass and wider motorway network.



LEITH LINKS