



151 Flat 4 Easter Road

Easter Road, EDINBURGH, EH7 5QB



VMH ESTATE AGENTS



Bright and well presented 2 bedroom 1st floor flat within a modern development on Easter Road.

- Open plan sitting room/dining room
- Newly fitted kitchen
- Principal bedroom
- En-suite shower room
- 2nd double bedroom
- Bathroom with 3 piece suite
- Residents permit parking
- Gas central heating & double glazing
- Factored modern development
- Excellent location close to amenities



Offers Over: £235,000

EPC Rating: B

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

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About the Property

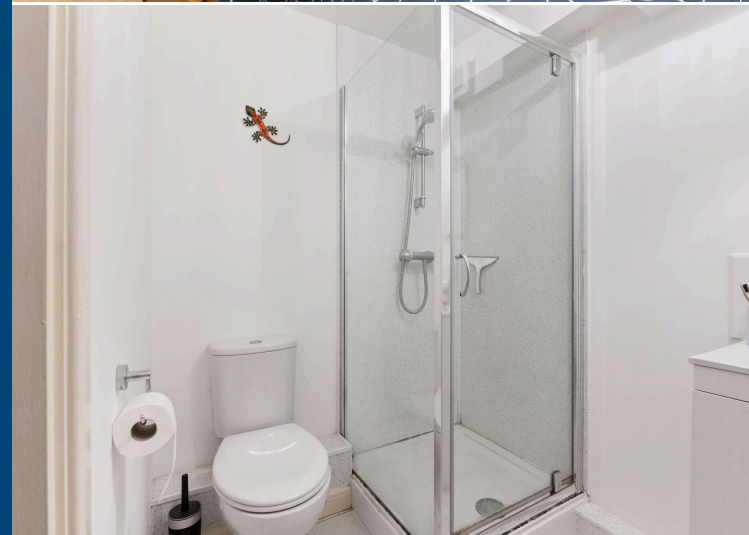
Located to the rear of this modern development, 151 flat 4 Easter Road is a quiet 2 bedroom 1st floor flat. Internally the property is tastefully presented throughout with a bright southerly leafy outlook to the rear. Further benefits include gas central heating, double glazing and residents permit parking.

Management

The development is factored by Newton Property Management at an approximate cost of £200-£250 per quarter. This cost includes a block buildings insurance, stair cleaning, ground maintenance and parking permits.

Extras

All fitted carpets and floor coverings, curtains, blinds and integrated appliances: washing machine, dishwasher, fridge/ freezer, oven, hob and cooker hood.



Floor Plan

151 Flat 4, Easter Road, Edinburgh, EH7 5QB



Total Area: 69.6 m² ... 749 ft²

All measurements are approximate and for display purposes only.



Location

Easter Road lies just 5 minutes walk from the East End of the city centre. Within the vicinity there is an excellent range of local amenities including schools, shops and recreational facilities. There is good local shopping and restaurants at nearby Leith Walk and Elm Row, including the highly regarded and acclaimed Valvona & Crolla delicatessen, whilst further amenities can be found on nearby Broughton Street or Princes Street. The Meadowbank Retail Park is within easy walking distance where there is a Sainsbury's supermarket. The Playhouse Theatre and Omni Centre are also within easy walking distance with a multi-screen cinema, Virgin Active health club, gym and leisure facilities. Waverley Station is also within easy reach with excellent city-wide transport links. The Shore with its wide range of award winning restaurants and bars is also within walking distance, as is the indoor shopping complex at Ocean Terminal.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.