



333/8 Easter Road

Easter Road, Edinburgh, EH6 8JG



VMH ESTATE AGENTS



Flexible 1/2 bedroom top floor flat on Easter Road close to the green spaces of Leith Links

- Sitting room/double bedroom
- kitchen/dining room
- Double bedroom
- Spacious boxroom/study
- Bathroom with 3-piece suite
- Secure entryphone system
- Excellent location close to amenities
- Ideal for a first time buyer
- Bright & well proportioned
- Electric heating & double glazing



Offers Over: £210,000

EPC Rating: E

Council Tax: C

Tenure: Freehold

Further information can be found in the home report.

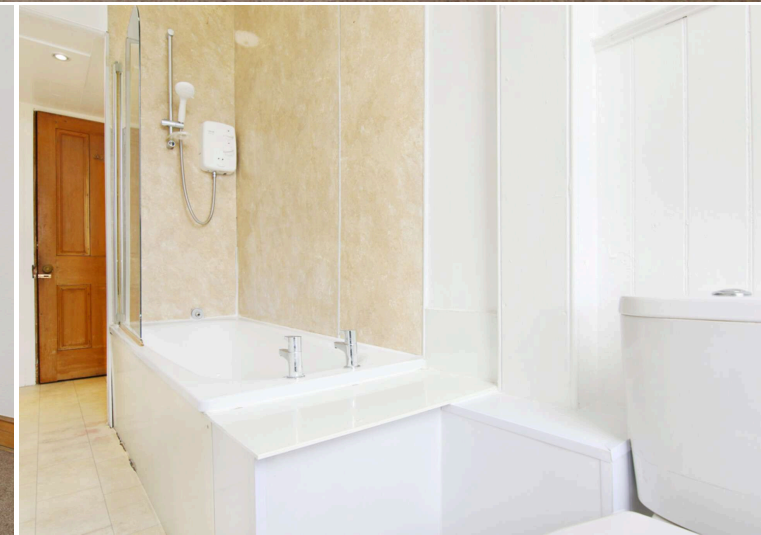
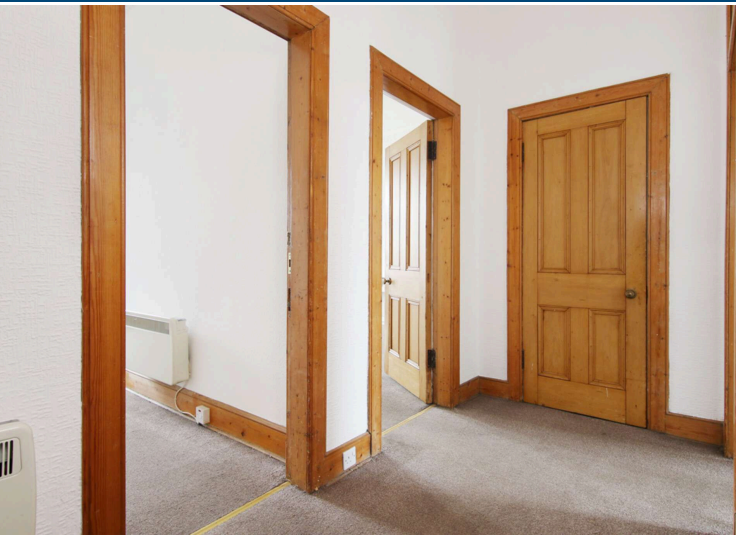
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About the Property

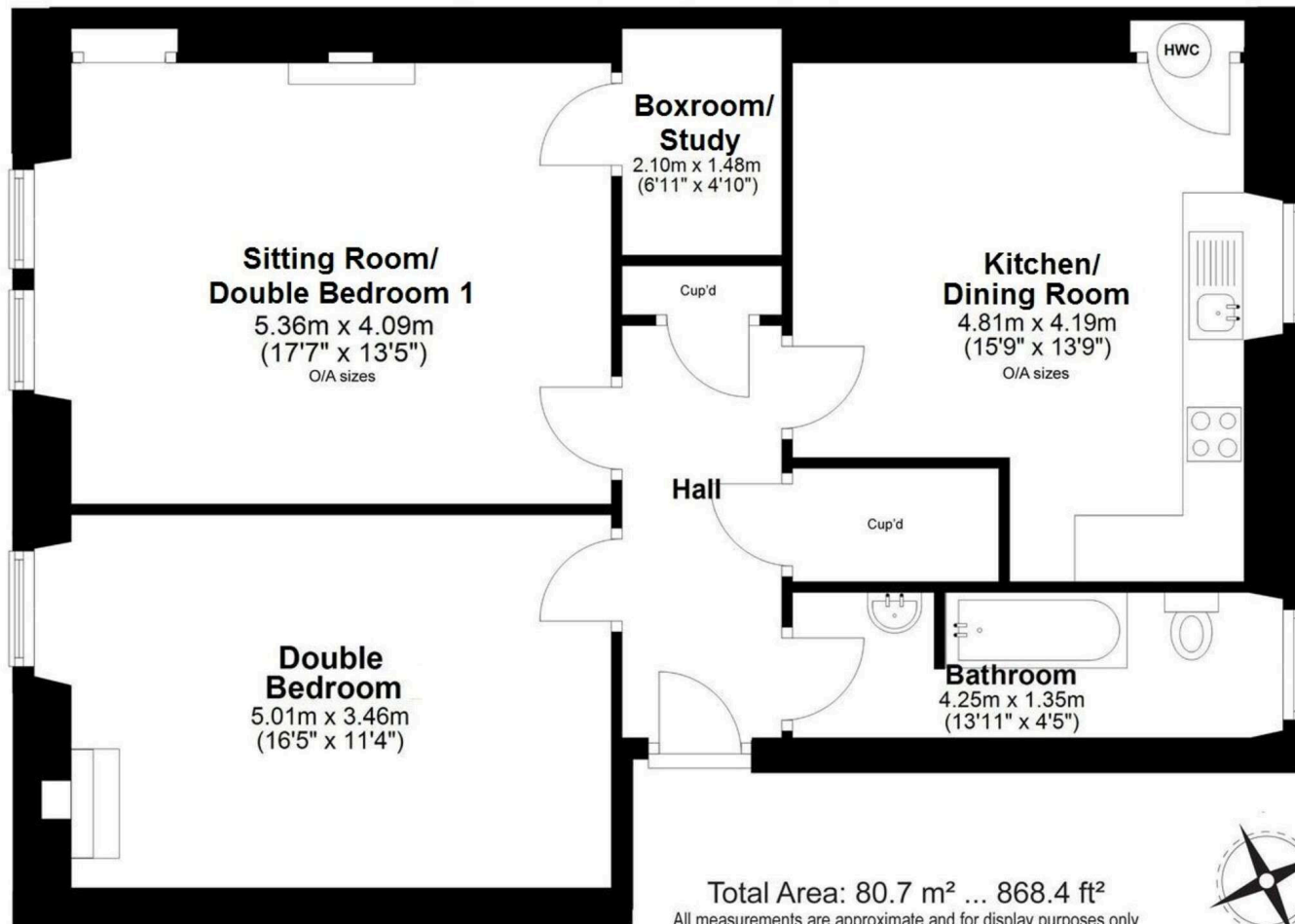
Situated on popular Easter Road, this generous top/third floor flat offers an excellent opportunity for a first time buyer, young professional or investor alike. The property is bright and generously proportioned throughout.

Offering flexible accommodation, the flat can be utilised as a 2 bedroom property with an open-plan sitting room and kitchen, or as a 1 bedroom home with generous sitting room and separate kitchen/dining room. A spacious box room off the sitting room/double bedroom 1 is ideal as an occasional guest room or handy study.

Further benefits include electric storage heating, double glazing and a communal rear garden.



Third Floor



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Location

Easter Road lies close to the East End of the city centre. It offers independent shops, cafes, bars, and amenities. Tesco can be found at the foot of Easter Road, and Lidl is within striking distance of the property. There is easy access to the Scottish Parliament & St James Quarter, with retail, dining & entertainment options. Holyrood Park & Leith Links are within walking distance. Buses run along Easter Road, London Road & Leith Walk providing access to all parts of the city & Edinburgh Airport. The tram line on Leith Walk offers an additional route to the airport.

Extras

All fitted floor coverings and carpets, blinds and curtains, light fittings, hob, brand new oven, fridge/freezer and washing machine will be included in the sale





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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.