

COULTERS®

# 382/7 EASTER ROAD

LEITH, EDINBURGH, EH6 8JW

2 BED 1 BATH 1 PUBLIC



## TAKE A LOOK INSIDE

382/7 Easter Road, a top floor apartment in the highly sought-after district of Leith, Edinburgh. This superb two bedroom residence offers an exceptional lifestyle in a location renowned for its eclectic mix of dining, retail and leisure options, all just a short walk from The Shore and close to superb public transport links.

The accommodation is well laid out and thoughtfully designed. The sitting room is bright and welcoming, benefitting from generous natural light and providing an ideal space for both everyday living and entertaining.

## KEY FEATURES

- Top floor apartment.
- Two generous double bedrooms.
- Leith Links and Water of Leith walkway closeby
- Private residents car park with allocated parking space.
- Within a short walk of The Shore.
- Excellent amenities nearby.
- EPC Rating - D
- Council Tax Band - C



Leading directly from the sitting room is a well-equipped kitchen, fitted with a good range of units and appliances. The property further comprises two comfortable double bedrooms, each offering excellent proportions, along with a well-appointed bathroom that completes the accommodation.

Outside, residents enjoy access to a private residents' car park with an allocated parking space, a valuable asset in this popular urban setting. Leith Links and the Water of Leith walkway are close by, offering scenic routes for walking, cycling and recreation  
382/7 Easter Road presents an outstanding opportunity for first-time buyers, city professionals or investors seeking a well-positioned home with excellent lifestyle appeal.



## THE LOCAL AREA

Edinburgh's historic area of Leith Walk is consistently voted one of the world's most bustling neighbourhoods. Leith, The Shore and Newhaven offer a wide selection of popular bars, fashionable restaurants, and stylish cafes plus there are excellent shopping facilities provided by Tesco superstores.

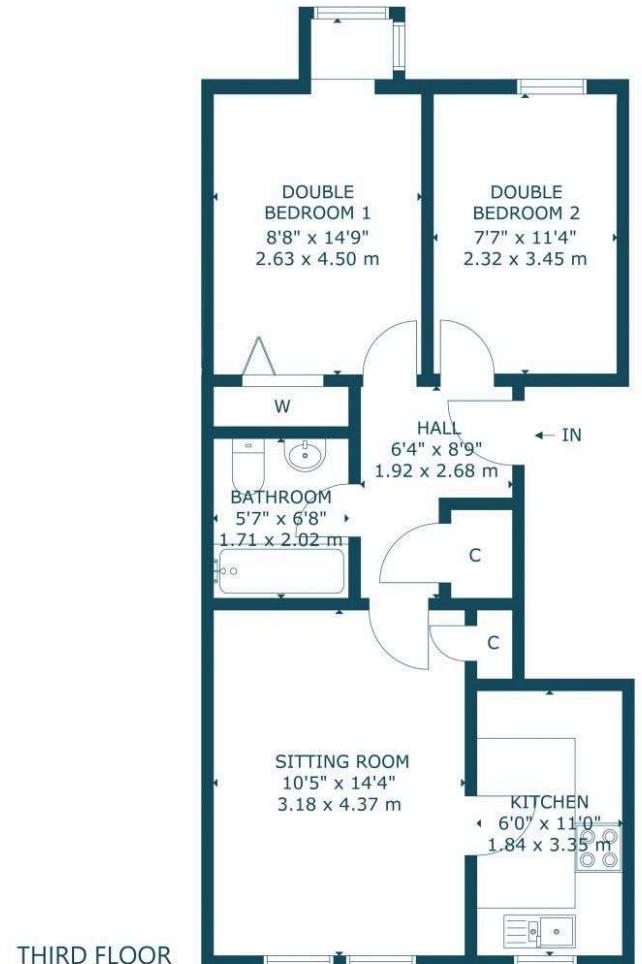
Leith Links provides a wonderful open green space with tennis courts and there's also a Lothian Leisure - Leith Victoria Gym and swimming pool within walking distance. A weekly farmers market is held on Dock Place with street food, local produce, and handmade crafts.

Excellent transport links mean that regular buses and trams take you into the City Centre and onto Edinburgh International Airport.

## EXTRAS

The curtains, fitted flooring, white goods are included in the sale price. All furniture is available by separate negotiation. The development is factored by James Gibb and at approximate monthly cost of £85.





382/7 EASTER ROAD, LEITH, EDINBURGH, EH6 8JW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 550 SQ FT / 51 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

Copyright © Nest Marketing  
[www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)

## GET IN TOUCH

-  [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)
-  0131 603 7333
-  [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.