



RALPH SAYER
SOLICITORS & ESTATE AGENTS

13 (3F3) Bothwell Street

Edinburgh EH7 5PX

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Bothwell Street is situated in the sought-after Easter Road area. This delightful third (top) floor tenement flat offers a harmonious blend of traditional character and modern convenience. The charm is enhanced by original stripped floorboards and panelled doors. Situated at the rear of the property, it enjoys a tranquil situation with a sunny westerly aspect. Easter Road offers a good range of local amenities, along with an array of vibrant bars, cafes, and eateries.

Step into a welcoming central hall that invites you to explore the charming interiors, where tall ceilings enhance the sense of space and light. The generous lounge/diner is perfect for relaxation or entertaining and conveniently the kitchen is just off the lounge. Retreat to the generous double bedroom, with excellent space to allow for a variety of freestanding furniture. There is a stylish metro-tiled bathroom, with space for a washing machine and a separate WC.



Property Summary

- Traditional third (top) floor flat
- Lounge/diner
- Fitted kitchen
- Double bedroom
- Stylish bathroom
- Gas central heating & double glazing
- Shared rear terrace
- On-street controlled parking zone - N6 & metred parking
- EPC Rating - C | Council Tax Band - B

Extras: all fitted floor coverings, hob, oven and integrated slim dishwasher, will be included in the sale.

Home Report Value - £180,000



Lovely one bedroom flat in sought-after Easter Road area



Let us help you find your next
dream property!



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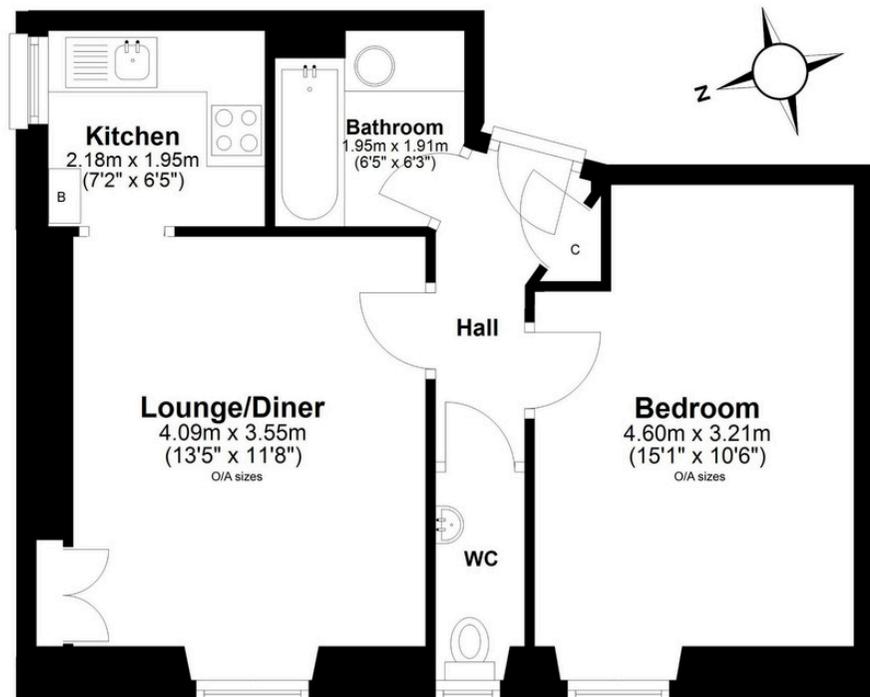
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DISCLAIMER

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.



Third Floor

Approx. 45.6 sq. metres (490.6 sq. feet)

Location



SHARED TERRACE

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 with a large Tesco store at the bottom and a Sainsburys at nearby Meadowbank Retail Park. It is only a short walk to the east end of the city centre. Leith Links lies to the north and Holyrood Park to the south. Leith Links offers various leisure activities and it is only a short walk from there to the fashionable Shore district. Regular bus services operate from Easter Road into and around the city centre, along with the tram network on 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.