



Living Room

Boasting a prime city address on bustling Easter Road, this traditional one-bedroom top/third floor flat is presented in a fresh neutral décor and boasts a brand-new kitchen. Offering a tempting proposition for first-time buyers, city professionals and rental investors alike, the flat further comes with a communal drying area to the rear.

Accessed via a communal stairwell with secure entry, this city home opens into a welcoming hallway with a handy built-in cupboard. Immediately on the left, you step into the kitchen; fitted in a galley-style configuration, the glossy white cabinets are supplemented with integrated appliances as well as space for a freestanding appliance. Across the hall, the wonderfully spacious living room offers generous floor space,

tasteful, neutral décor and elegant coricing. A large east-facing window floods the room with natural light and frames views of Easter Road. The flat's generous double bedroom houses fitted storage and offers ample space for freestanding bedroom furniture. Finally, a bright bathroom comes replete with a bathtub, a pedestal basin, a WC and a fitted vanity cabinet. The property benefits from a brand-new central heating system, with combi-boiler, and double glazing throughout ensuring optimum comfort and efficiency all year round. Externally, the flat benefits from access to a shared drying area to the rear. Unrestricted on-street parking can be found in the vicinity.

Extras

To include all fitted floor coverings, electric oven, hob, extractor hood, washing machine, fridge/freezer and light fixtures and fittings. The property is to be sold as seen and no warranties shall be provided for the appliances.



Bedroom



Home Report Value £135,000

EPC Band C

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