



lindsays

314/1, Easter Road,
Easter Road, Edinburgh, EH6 8JT

"A stylish first floor flat quietly situated to the rear of a traditional tenement"

- Hall with good storage
- Spacious sitting room/dining room
- Stylish fully fitted kitchen
- Double bedroom
- Modern shower room
- Gas central heating
- Double glazing
- Residents permit parking
- Communal garden to the rear

EPC Rating C

OFFERS OVER £170,000



Description

A modernised first floor flat quietly situated to the rear of a traditional tenement in the popular area of Easter Road, close to excellent amenities and within easy reach of the City Centre. This superb property offers a stylish home which boasts a newly fitted kitchen and shower room, located only a short walk from the tram stop at Balfour Street. In brief the accommodation comprises; hall with good storage, spacious twin windowed sitting room with dining recess to the rear, stylish fully fitted kitchen, double bedroom with window overlooking the communal garden, and modern shower room.

Area

The property is situated in the Easter Road area, which lies little more than one mile to the east of the city centre, just a short walk from the excellent shopping facilities, cafes, bars and restaurants on Easter Road itself and on Leith Walk. The nearby Meadowbank Retail Outlet boasts a number of High Street names and a large branch of Sainsbury. Princes Street, St James Quarter and the designer shops on George Street are either comfortably within walking distance or readily accessible via regular bus services, as are Leith's fashionable waterfront eateries and the Ocean Terminal shopping mall with its cinema and 24 hour gym. Similarly, the Omni Centre at the east end of Princes Street plays host to popular family restaurants, a cinema and a gym. The wonderful open spaces of Holyrood Park are nearby, as are Holyrood Palace and the Scottish Parliament. In addition to excellent public transport services to and from the city centre, there are regular services to many other parts of the city, Waverley Rail Station is readily accessible and there is a tram stop at Balfour Street providing a direct link with Edinburgh International Airport.

Viewing

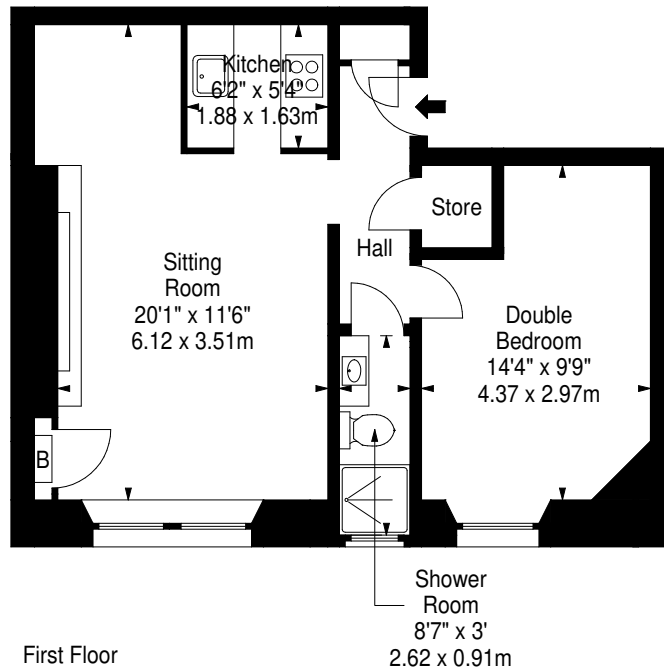
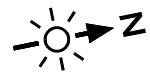
Sunday 2-4pm (no appointment necessary) or contact Lindsays 0131 229 4040



**Easter Road,
Edinburgh, EH6 8JT**



Approx. Gross Internal Area
479 Sq Ft - 44.50 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.