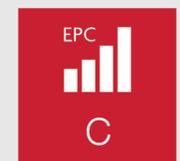




**Thorntons**   
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8/1 Edina Place,  
Leith,

Edinburgh, EH7 5RP





## Summary

This main-door ground-floor flat is a unique one-bedroom property that forms part of a traditional building. It is brought to market in move-in condition, enjoying modern interiors and sociable open-plan living which affords direct access to a shared rear garden. The charming home is ideal for city professionals, couples, first-time buyers, and downsizers – especially with its desirable location by Easter Road. It is within easy reach of fantastic amenities and regular bus and tram links, and it is within walking distance of the St James Quarter and city centre.

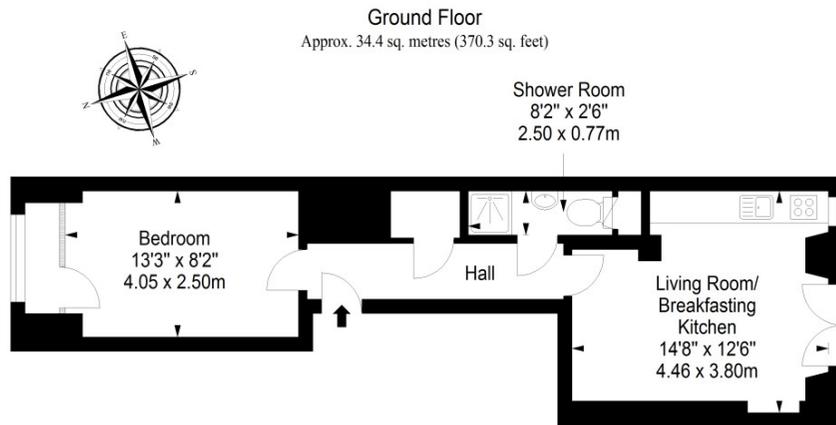
Extras: all fitted floor and window coverings, light fittings, integrated gas hob, undercounter fridge, dishwasher, and washing machine to be included.

## Features

- A traditional ground-floor flat
- Convenient setting by Easter Road in Leith
- Well-presented interiors throughout
- Modern fixtures and fittings
- Private main-door entrance
- Central hall with built-in storage
- Open-plan living room/breakfasting kitchen
- Bright and airy double bedroom
- Modern three-piece shower room
- Low-maintenance shared garden
- Ample, unrestricted on-street parking
- Gas central heating and double glazing



# Floorplan



## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk