

101 LAWRIE REILLY PLACE

Edinburgh
EH7 5FG







Stylish duplex apartment forming part of Edinburgh's prestigious Urban Eden development, a small modern development situated in the popular Easter Road residential area and within easy access of the City Centre. Within the vicinity there is an excellent range of local amenities including schools, shops and recreational facilities. A pathway provides quick and direct access to Meadowbank Shopping Park which is located immediately beside the development.

There is good local shopping and restaurants at nearby Leith Walk and Elm Row including the highly regarded and acclaimed Valvona & Croalla deli, whilst further amenities can be found on nearby Broughton Street or on Princes Street.



The Playhouse Theatre and Omni Centre are a short walk away with a cinema, health club, gym and leisure facilities. The recently reopened St James Centre is also located there. Waverley Train Station and Piccadilly Place tram stop are both also within walking distance.

Leith Shore with its wide range of award winning restaurants and bars is also close by as is the indoor shopping complex at Ocean Terminal.

The property has an enclosed rear garden. A staircase leads to a private roof terrace, providing a lovely seating area, also accessed from the kitchen.

There is unrestricted parking in the development.

PROPERTY DETAILS

- Welcoming entrance Hall with carpeted staircase to upper floor. Walk in storage cupboard. Additional meters cupboard.
- Bright and spacious Lounge / Dining Room with window to front with view to Arthurs Seat and window to rear. Space for dining table and chairs. Open plan to:
- Modern and fully fitted Kitchen with matching wall and base units. Integrated hob, oven and hood. Integrated washing machine, dishwasher, fridge and freezer. Ample work surfaces with integrated stainless steel sink with drainer. Cupboard housing combi boiler. French door to roof terrace.
- Large WC located off the hall with white two piece suite comprising wash hand basin and WC. Large mirror. Shaver points. Frosted window to front.

Upper Floor

- Hall with attic access hatch.
- Master Bedroom with French door to Juliet balcony and window to rear. Ample space for bedroom furniture.
- En Suite Shower Room with white two piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Shaver points.
- Second Double Bedroom with window to front with view to Arthurs Seat.
- Stylish Bathroom with white three piece suite comprising bath with hand held mixer shower, wash hand basin and WC. Mirror. Shaver point



Viewing by appointment, telephone Agents on 0131 524 3800





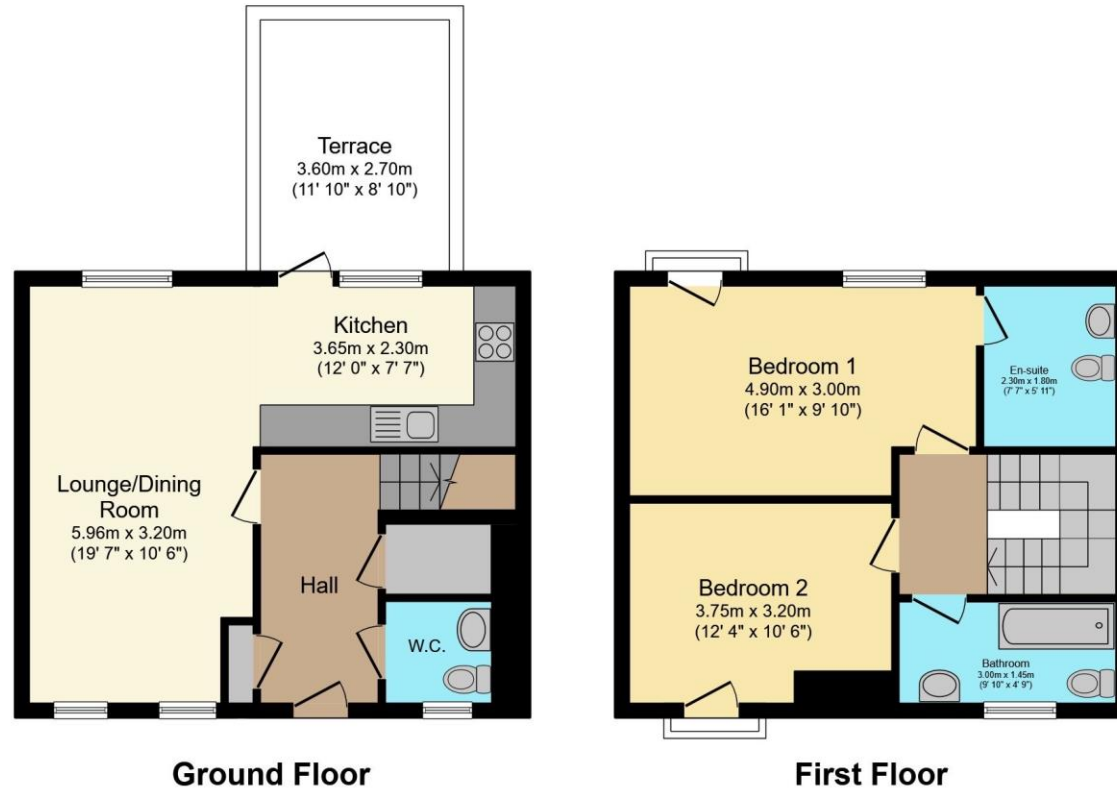




EXTERNAL

The property is set in attractive and well maintained communal garden grounds.

- Energy Efficiency Rating - B
- Council Tax Band - E



Total floor area 82.8 sq.m. (892 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).