



2/14 Bothwell Street  
EASTER ROAD | EDINBURGH | EH7 5PR

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## 2/14 Bothwell Street

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Beautifully appointed one-bedroom flat situated in a traditional tenement in the popular Easter Road area of cosmopolitan Leith. Offering modern and stylish accommodation in a prime location the property is in excellent decorative order throughout.

Initially entered via a well kept common hallway, the entrance hallway with useful storage cupboard flows into the open plan reception room with traditional Edinburgh Press and ample space for a dining table and comfortable seating. Separated by a breakfast bar the contemporary kitchen incorporates an integrated oven, gas hob and cooker hood, an integrated washing machine, and freestanding dishwasher and fridge/freezer. The airy double bedroom offers spacious accommodation, and the modern bathroom boasts a dual headed shower-over-bath and vanity unit. The separate WC with vanity sink is a bright space and completes the accommodation. Gas central heating and double glazing is found throughout and externally, a well kept sheltered south-facing courtyard.

- Beautifully presented, bright, one bedroom flat
- Entrance hallway with security entry phone, pulley and storage
- Bright and spacious open plan living/dining/kitchen
- Modern kitchen and bathroom with shower over bath
- Separate WC with vanity sink
- Gas central heating & double glazing
- Well kept south facing sheltered courtyard

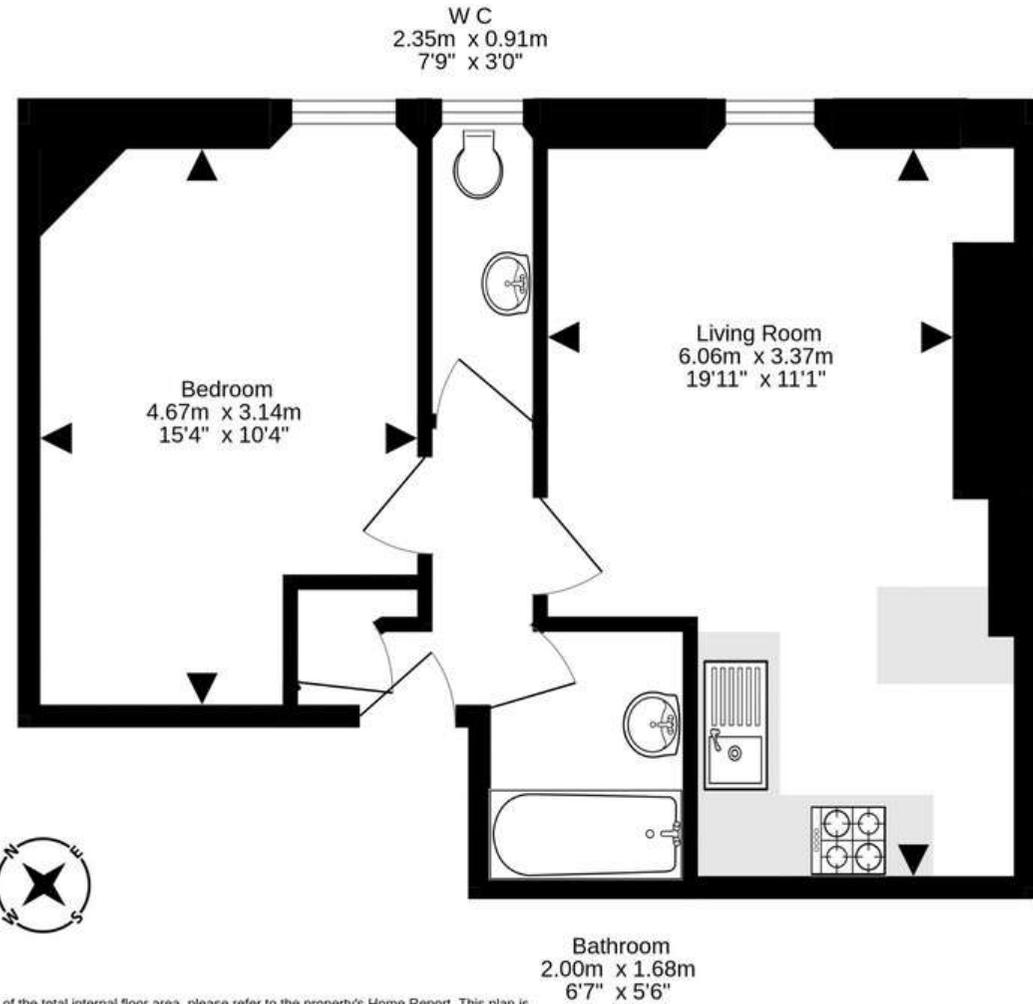
Included in the sale will be the blinds, curtains and kitchen appliances. Some items of furniture may be available by separate negotiation. EPC Rating D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the highly regarded Easter Road area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas. The tram extension linking the Airport to Leith and Newhaven, is within easy reach of the property. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also easily accessible.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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