



288/12 Easter Road,
Edinburgh
EH6 8JU



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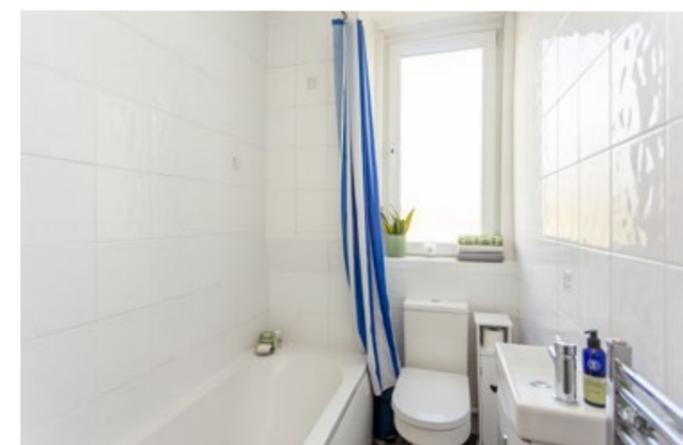
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Third Floor Flat



accommodation

- Entrance hall with skylight
- Open plan sitting room / dining room / kitchen
- Double bedroom
- Bathroom

features

- Laminate flooring
- Neutral decor
- Double glazing
- Electric heating
- Security entry phone
- Communal garden

description

Beautifully bright top floor flat in a traditional Edinburgh tenement, offered for sale in move in condition. Ideal first time buyer opportunity, quietly located to the rear of the building. The accommodation comprises entrance hall with a storage cupboard and an abundance of natural daylight from a skylight, a bright and spacious open plan sitting room / dining room / fitted kitchen with oven, hob, extractor hood, washing machine and fridge/freezer, a good sized double bedroom, with modern shutters and a bathroom with modern white suite and electric shower fitting over the bath. The property benefits from electric heating, double glazing and a security entry phone system. There is also an area of communal garden located to the rear of the building. Overall this is an exceptional first time buyer property which must be viewed to be fully appreciated.



EPC:
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Home Report
Value: £170,000

Items to be included in the sale price:
Fitted flooring, ceiling light fittings, blinds and shutters, oven, hob, extractor hood, washing machine and fridge/freezer.



Third Floor
45.0 sq.m. approx.



TOTAL FLOOR AREA: 45.0 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are for information only and should not be relied upon for any legal or financial purposes. The actual area and appearance of the property may vary from the floorplan and photographs as shown and no liability can be accepted for any errors or omissions.



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